

BRIEFE,  
EASIE, AND NE-  
cessary TABLES, of Inter-  
est and Rents forborne : as also, for the  
valuation of Leases, Annuities, and  
Purchases, either in present, or in re-  
uersion, according to the rates  
now most in vse.

TOGETHER WITH  
A Chorological Discourse  
of the well ordering, disposing, and  
gouerning of an Honorable estate  
*or Reuennue.*

Necessary for all Noblemen, Gentlemen,  
and others, who desire to vnderstand  
their owne Estates, and to see into the  
managing of their owne Affaires.

And generally, for all men, in Bargaines and  
Contracts of like nature.

Written by THO: CLAY Surueyor, and  
Student in the Mathematickes.

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*The third Edition, corrected, and much enlarged by the Author*

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L O N D O N,  
Printed by G. ELD, and M. FLESHER,  
and are to be sold by L. Becket, and I. Marriot.





Ouid. 3. Art.

*Iudice me, fraus est concessa repellere fraudem;  
Armaq; in armatos sumere iura sinunt.*





TO THE RIGHT  
Honourable, EDWARD  
Earle of Worcester, Lord Her-  
bert; Chepstow, Ragland, and Gowre,  
Lord Priuie Seale, Knight of the  
most Noble Order of the Garter, and one  
of His Maiesties most Honourable  
Priuie Councell.

Right Honourable:



Bodin in the sixth  
Booke of his Trea-  
tise of a Common-  
wealth, shewes lear-  
nedly and copious-  
ly, that it consists  
of a iust Geome-  
tricke and Arithmeticke proportion.  
Cicero in his Bookes of Offices, de-  
clares the admirable effects of Iustice in  
buying, selling, hiring, setting, letting,  
and exchanging: which hauing found



## The Epistle

true in the practice of my profession,  
and remembring, that as a poore member  
of the Common-wealth, I ought to  
expose my Talent (such as it is) to the  
common good, according to that say-  
ing, Non nobis solum nati sumus, &c.  
I conceived no better way to the dis-  
charge of that dutie, then by composing  
and particularizing the duties of such  
Officers as belong to the managing of  
the Estates and Reuennues of great and  
noble Personages: and by calculating  
certaine proportionall Tables of pur-  
chase in Fee, or Lease, for present, or in  
Reuerſion, Exchange, Interest, and the  
like: which might bring some benefit,  
and giue some ease both to the Nobility  
and Communalty, and be a meanes to  
preuent many inconueniences, wrongs,  
and abuses; to which purpose I framed  
this brieſe Treatiſe, and heretofore pre-  
ſented it to your Honours view in a  
manuſcript. But hauing ſince enlarged  
it with ſome other brieſe Tables, Rules,  
and directions, whereby it is now farre  
more

## Dedicatorie.

more vsfull and beneficiall; and being importuned by some friends to make it publique, for the more publique good: I was induced, both in regard of your Honourable acceptance of that impolished Manuscript, as also your Noble dispose to promoue all such endeauours as may be for the generall good, once more to present it to your Honor, humbly praying that you would be pleased by your Lordships Patronage, to giue a second life and being to these my rude and simple endeauours: and that Almighty God wil also be pleased to grant vnto your Honour long and prosperous daies amongst vs, for your owne comfort, and the good of our Commonwealth; and after this life eternall felicitie in his glorious Kingdome.

Your Honours in

all obedience hum-

bly deuoted,

THO. CLAY.



**Carmen ad Auctiorem, seu Passus  
ad Athenas.**

**T**Am bene, tam graphica describis singula penna,  
Disponens docta, munia cuique manu:  
Ut facile consiet cuius tentare volenti,  
Commoda de studiis multa scatere tuis.  
Ingenii specimen das non vulgare sagacis,  
Et lumen genii non mediocriter boni.  
Ista legat Quaestor, studeat Geometricus ista:  
Officii partes noscet uterque sui.

The. Widmerpoolc.

**IN DVE COMMENDATION  
of the Author, his Worke, and  
Worth.**

**R**Euennues, Order, Officers, and Lawes,  
With each mans duty, how Estates to raise:  
Of euery losse and profit, the true cause,  
Thou here describ'st, in plaine yet vsfull phrase.  
Thy precepts brieft, yet pithy in each part,  
Declare thy iudgement, and extoll thine Art.

In purchase, sale, exchange, or leasing out,  
(Be it in present or reuerſion)  
This little Tract so cleareth euery doubt,  
As shewes it selfe in such conuerſion,  
For Lords and Owners all, a worke so rare,  
That none yet extant can with it compare.

ADAM SMITH.

To my louing friend the Author, in  
due merit of this Worke.

**M**atter, and *Forme* are said to be two Twinnes;  
From whose ioynt birth the *Uniuers*e begins:  
Yet *Forme* as chiefe the motion giues, and life :  
Confused *Chaos* cleares, and stints the strife,  
By setting *Order* and true *Symmetry*,  
Twixt *Sea* and *Land*, the *Ayre* and azur'd *Skie*.  
Here bright fac'd *Order* does his rayes display,  
The which the *Phæbus* of the *Sages* say,  
The *Patternes* of all prosperous *Rule* contains,  
For *Kings*, and *Cæsars*, *Peeres* and *Cowntrey Swaines*.  
This *Order* in great *Peeres* and *Owners* states  
This Author doth pourtray, and well relates  
What *Officers*, to manage them's requir'd;  
What duties, skill, what honesty desir'd  
In each of them : Causes of losse, and gaine,  
Of iustice, and of wrong, he makes all plaine.  
By fruitfull *Order* how their States to raise,  
Iustly, and nobly, with honour and with praise.  
Further, by these brieue Tables be doth show,  
The values of all Purchases to know :  
In Fee, in Lease, in present and to come,  
Exchanges, Sales, the Interest of each summe  
At vsuall rates, in money, forborne Rents;  
All this and more, he dextrously presents  
In this brieue Tract: and, for the publique weale,  
These benefits in publique doth reueale;  
Fame and reward he meriteth therefore,  
For neuer was't so plaine, so short, before.

*John Rudſen.*





## To the Reader.



Ourteous and friendly Reader, hauing in the last Edition of this Booke, altered the Tables of Reuersions from Statute Interest to the ordinarie Rates now most in vse for buying and selling of Lands, and thereby made the same common and necessary enough for the unskitsull in the Arithmetick (whose good and furtherance in these affaires was and is my principall aime) I determined not to alter or enlarge it any further: but hearing that many (notwithstanding the helpes in that Edition set downe) did still complaine of the obscuritie in accounting for Fractions; I haue now for their satisfaction altered all those Tables, and set down the Fractions at first view in the knowne parts of Coyne, with plaine and easie Rules and Examples for the understanding thereof. And being also enformed that many haue been likewise

## To the Reader.

likewise desirous of Tables concerning Interest of money put out, and forbearance of Debts, Rents, Annuities, or such like, whereby they might be directed safely to take their owne without oppression or danger of the Law. I haue also for their satisfaction added two other Tables in this Edition; one of the strict Statute interest of money put out, and forborne for any tearme of yeares not exceeding 40: and the other for any yearely Rent, payment, or Annuity forborne for the like tearmes, and upon like Interest, : being also the rather thereunto induced, by the view of certaine false and erroneous Tables lately divulged under the name of one R. C. and annexed to a Worke of good estimation, and better worth then to be defamed by such an unworthy Addition: which Tables, ( or rather their Author ) blush not, nor make any scruple of conscience to direct the ignorant lender how to defraud himselfe of 3.  $\text{£}$  19.  $\text{s}$  10.  $\text{d}$  in the use of 100.  $\text{£}$  forborne but for 8 yeares, with diuers other the like or greater falsities: some of which as they come in my way I shall lay open and conuince in the following Treatise. I confesse, in this manner of calculation, it were very hard (if not impossible) to set downe Tables whereby to goe to the precise farthing or penny in euery question, especially where either the Terme is long, or the



## To the Reader.

the summe great: but I dare vndertake that  
these following Tables of mine, shall performe  
any Question according to the Interest for  
which they are framed, within little more then  
a farthing difference in euery pound ( vnlesse  
some mistaking or fault haue happened in the  
printing ) and therefore I must and doe intreat  
all that will make any vse of them, first to ob-  
serue well their manner of operation, and to o-  
mit no part of the values set downe in them,  
especially when they would worke any Questi-  
on precisely: which said manner of operation  
I haue set downe as plainly as possibly I can  
to the vnderstanding of the meaneest capacitie,  
wherein if yet any thing seeme hard or ob-  
scure, such as shall be pleased to repaire vnto  
me, shall finde me ready to giue them what fur-  
ther satisfaction and helpe I can.

Vale.

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## The vse of the Table of Computation following.

**B**Efore I enter into my Treatise of Interest and Valuations, because that all Questions of that nature arise from the computation of time, I will first set downe a briebe Table of Computation, with the description and vse thereof.

### *The Description of the Table.*

This Table as you may see in the next page hath foure seuerall columnes, in the first whereof is set downe the names of the seuerall Kings of this Kingdome since the Conquest: in the second, the yeare of the Lord, and day of the Moneth in the same yeare, on which euery King began his raigne; in the third, the yeares, moneths, and dayes that each King raigned: and in the fourth, what number of yeares it was since the Conquest, to the beginning of each Kings Raigne.

And here you are to note that each King ended his Raigne at the same time that the succeeding King beganne to Raigne.



*A Table shewing the beginning and continuance of the  
reignes of the Kings of England, from the Conquest  
to the beginning of the reigne of our Soe-  
raigne Lord King JAMES.*

Kings.	Began to reigne.	Reigned	Sin. rom
Will. Conq.	1066. Oct. 14	20.y. 11.m. 14.d	6
Will. Rufus	1087. Sept. 9	12.y. 11.m. 17.d	20
Henry 1.	1100 August. 1	35.y. 4.m. 11.d	33
Stephen.	1135. Decem. 2	18.y. 11.m. 18.d	69
Henry 2.	1154. Octob. 27	34.y. 9.m. 4.d	88
Richard 1.	1189. Iuly 6	9.y. 9.m. 0.d	122
King Iohn.	1199. April 6	17.y. 7.m. 0.d	122
Henry 3.	1216. Oct. 19	56.y. 0.m. 28.d	150
Edward 1.	1272. Nou. 16	34.y. 8.m. 9.d	206
Edward 2.	1307. Iuly 7	19.y. 7.m. 16.d	240
Edward 3.	1316. Janu. 25	50.y. 5.m. 7.d	260
Richard 2.	1377. Iune 21	22.y. 3.m. 14.d	310
Henry 4.	1399. Sept. 29	13.y. 6.m. 9.d	332
Henry 5.	1412. March 20	9.y. 5.m. 24.d	346
Henry 6.	1422. August 31	38.y. 6.m. 8.d	355
Edward 4.	1460. March 4	22.y. 1.m. 8.d	394
Edward 5.	1483. April 9	0.y. 2.m. 18.d	416
Richard 3.	1483. Iune 22	2.y. 2.m. 5.d	416
Henry 7.	1485. Aug. 22	23.y. 8.m. 2.d	418
Henry 8.	1509. April 22	37.y. 10.m. 2.d	442
Edward 6.	1546. Ianua 28	6.y. 5.m. 19.d	480
Q Mary.	1553. Iuly 6	5.y. 4.m. 11.d	486
Q Elizabeth	1558. Nou. 17	44.y. 4.m. 15.d	492
King James.	1602. March 24 1567. Iuly 29	England, &c. Scotland.	536 Vinal.

*The Use of the Table.*

This Table serueth for the resolving of all questions concerning the dates of Charters, Grants, Deeds, Leases, or other Evidences made in any King or Queens raigne since the Conquest: as also, having the day of the moneth & yeare of any Kings raign giuen, to find that yeare of the Lord, or the number of yeares from the Conquest thereunto: or contrarily, the yeare of the Lord, or time since the Conquest being knowne, to finde the yeare of the King, &c. which to doe, consider alwayes whether the date of your Evidenc, or time propounded, (concerning the time of the yeare) doe fall before or after the time of the beginning of any King or Queenes Raigne, recknoning from the 25 of March that present yeare of our Lord set at the beginning of each Kings Raigne, & then work as followeth.

1 If the yeare of the King be giuen, and the yeare of our Lord required, and the date fall before: adde the yeare of the Kings Raigne, to the yeare of our Lord set at the beginning thereof, the product shall giue the yeare of our Lord required. But if the date fall after, then you must subtract an vnite, to shew the true yeare of our Lord.

*Example*



4      *The use of the Computation.*

*Example 1.*

*A Lease is dated the 24 of Ianuary in the 17 yeare of King Edward the first, to endure for 60 yeares, from Michaelmas next before going: I demaund in what yeare of our Lord it began, and how long since it expired, this Michaelmas. 1623.*

Here the yeare of the King is given, but the question must be resolved by the yeare of the Lord, and therefore first considering that Michaelmas before the date, being the terme from which the Lease is to begin, falleth before Nouember, the beginning of the Kings Raigne, therefore that terme is in the 16 yeare of this King: wherefore to worke the Question, to 1272. the yeare of our Lord set at the beginning of his Raigne, I adde 16, and it maketh 1288, the yeare of our Lord in which the Lease began.

Now to finde when it expired, and how long since. To the yeare of our Lord found, I adde 60. the terme of the Lease, and it maketh 1348. in which yeare it expired; lastly, from 1623. the present yeare of our Lord, I take 1348, and the remaine will be 275 yeares, and so long agoe it was

at

*The vse of the Computation.*

9

at Michaelmas last, since this lease expired.

*Example 2.*

A Lease beareth date the 19 day of March, in the 4 yeare of the raigne of our now Soueraigne Lord King James, to endure for the terme of 40 yeares, after the expiration of a former Lease bearing date the 18 day of February, in the 30 yeare of the late Queene Elizabeth, to endure for 21 yeares beginning at the Feast of the Natiuitie next before going: I demand which of these Leases is yet in being, and for what terme, this Natiuitie 1623.

For that the later Lease is in reuerſion, to begin at the determination of the former: to finde that determination I looke into the Table for the yeare of our Lord ſet at the beginning of Queene Elizabeths Raigne, which I finde to be 1558: to this I add 30. the yeare of my date, and it maketh 1588. Now for ſo much as both my date, and the beginning of my lease (as concerning the time of the yeare) do fall after the moneth in which the Q. raigne began, frō the year found I ſubſtract an vnite, and



6 *The use of the Computation.*

and there remaineth 1587, the yeare of our Lord which the first Lease began in. To this I adde 21, it maketh 1608. for the time of the determination of that Lease. To that againe I adde 40 yeares the terme of the new Lease, it maketh 1648, the time when it shall expire: from which I take 1623. this present yeare, the remaine is 25 yeares, and so long time hath the later Lease yet in being.

2 If the yeare of our Lord be giuen, and the yeare of the King required, and the date fall before the moneth and day answering to the beginning of that Kings Raigne, which hath the yeare of our Lord next lesse to the giuen yeare set before it: then take the difference betweene the yeare giuen, and that yeare set at the beginning of the Kings Raigne, which difference is the yeare of the King required. But if the date fall after the said moneth and day, then you must adde an vnite to the difference found, to shew the yeare required.

*Example 3.*

A writing beareth date the 26 of August 1570. I would know in what kings time, what yeare of his raigne, and how long since, this 20 of October, 1623.

Here

### *The vse of the Computation.*

Here as before, beginning my reckoning the 25 of March, I see the Moneth and day falleth before *January 25*, answerable to the yeare 1326. set at the beginning of the Raigne of *Edward 3.* and next lesse to the yeare propounded: wherefore subtracting the one out of the other: I finde for solution the 44 yeare of the said King: and for the time since, deducing 1370, from 1623, the remaine is 253, and so many yeares was it since, on the 26 of *August* last. But if the date had beene *February 26*, the same yeare of our Lord, then an vnite being added, would haue made it the 45 yeare of the said Kings Raigne, as truly it should haue beene.

This Table I haue seene in diuers Almanacks, but neuer any good Rules for the true vse thereof, and therefore it being the briefest and best that I haue met withall in this kinde, I was induced the more willingly to bestow my paines thereon: and now I will proceed to my Treatise of Valuations.

Valuations.																																																																																																				
10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	



A Table shewing the encrease of one pound principal, put out and forborne for any number of yeares not exceeding 40, according to Statute vse, viz. 10 in 100 yearly.

yer	P. s. d. q.	yer	P. s. d. q.
1	1. 2. 0.0.	21	7. 8. 0.0.
2	1. 4. 2.1.	22	8. 2. 9.3.
3	1. 6. 7.1.	23	8.19. 1.0.
4	1. 9. 3.1.	24	9.16.11.3.
5	1. 12. 2.2.	25	10.16. 8.1.
6	1. 15. 5.0.	26	11.18. 4.1.
7	1. 18.11.2.	27	13. 2. 2.1.
8	2. 2.10.1.	28	14. 8. 5.0.
9	2. 7. 1.3.	29	15.17. 3.0.
10	2. 11.10.1.	30	17. 8.11.3.
11	2. 17. 1.2.	31	19. 3.10.2.
12	3. 2. 9.0.	32	21. 2. 3.1.
13	3. 9. 0.1.	33	23. 4. 6.0.
14	3. 15.11.1.	34	25.10.11.1.
15	4. 3. 6.2.	35	28. 2. 0.2.
16	4. 11.10.3.	36	30.18. 3.0.
17	5. 1. 1.0.	37	34.00.00.2.
18	5. 11. 2.1.	38	37. 8. 1.0.
19	6. 2. 3.3.	39	41. 2.10.2.
20	6. 14. 6.2.	40	45. 5.2. 0.

*A Treatise of Valuations.*

*The Description and vse of  
the former Table.*

**T**His Table also, as you see, consisteth of foure Columnnes, whereof the first and third marked ouer the head thus, *yeares*, doe betoken the number of yeares for which any summe of money is put out, or forborne, not exceeding 40: and the second and fourth doe shew the proceed of 1 £, (that is, the principall and strict Statute interest it amounteth vnto) at any number of yeares set against it.

*Example. 1.*

*Let it be required what 1 £ or 20 s put out and forborne for 8 yeares amounteth vnto according to the rate of 10 £ in the 100 £, interest vpon interest.*

Seeke out in the first Columnne of the Table, the number of yeares propounded, namely 8, and right against it in the second Columnne, you shall finde 2 £ 2 s 10 d q. for the principall and interest required.

But if you looke into the Tables before mentioned in my Epistle to the Reader, you shall there finde but 2 £ 2 s 1 d, according to which rate 100 £ put out for



the like terme, the lender shall lose in his interest 3 £, 19 s, 10 d, according as there I haue alleaged.

*Example. 2.*

*Againe, let it be required what 1 £, put out for 12 yeares according to the former rate, amounteth vnto.*

If you looke into my Table aforegoing, you shall find answering to 12 yeares 3 £, 25, 9d, which I say is the principall and interest, that 1 £ wil amount vnto in that time, according to the rate propounded. But in the fore-mentioned Tables you shall finde but 3 £, 25, 1 d, which in 100 £, put out for like terme, loseth aboue 3 £, 85, 6d.

But when the principall or summe of money put out is aboue 1 £, then you must multiply that summe and the proceed of 1 £, for the terme propounded, one by the other, and the summe produced shall bee the solution.

*Example. 1.*

*If 100. £ be put out for 15 yeares according to Statute interest yeerely to be taken, I demand what it will amount vnto in that time.*

The

## A Treatise of Valuations.

II

The proceede of 1*£*, answering to 15 yeares in my Tables is 4*£* 3*£* 6*sh* 0*d*, which you may thus multiply by 100*£*, the principall put out; 100 times 4*£* is 400*£*, 300 shillings is 15*£*, 100 times 6*sh*, is 2*£* 10*sh*, and 100 halfe pence, is 4*£* 2*sh*: all which taken and added together do make 417*£* 14*sh* 2*d*, as in the operation appeareth: which is within 4*d* of the exact Arithmetical calculation. But if you worke this Question by the forementioned Tables, you shal find but 415*£* 18*sh* 4*d*, which is almost 2*£* 6*sh* 2*d*, short of the truth.

1	£	0
400.	00.	00.
15.	00.	00.
2.	10.	00.
4.	2.	
<hr/>		
417.	14.	2.

### Example. 2.

*Suppose the portion of an Orphan being 20*£*, is put out for 24 yeares, then to receive it backe againe with the full use thereof interest upon interest, according to the rate of 10*£* upon the 100*£*. I demaund what it would amount unto.*

Looke out the number of yeares, namely 24, in my fore-going Table, and right against it you shall find 9*£* 16*sh* 11*d* 0*ob* 9,

B 3

Now



Now to reckon the same  
 as in the last question, 9  
 times 20 l is 180 l, 20 times  
 16 s is 16 l, and 20 times  
 11 d ob q, is 19 s 7 d: all  
 which as before added to-  
 gether doe make as aboue  
 appeareth 196 l 19 s 7 d being within 3 d  
 ob q of the exact solution, made by Arith-  
 meticall calculation.

l	s	d
180.	00.	00.
16.	00.	00.
19.	7.	
<hr/>		
196.	19.	7.

Now let vs see what it will amount vn-  
 to by the fore-mentioned Tables. The  
 proceed of 1 l answering there to 24 yeres  
 is 9 l 1 s 1 d. Twenty times 9 l, is as before  
 180 l, and the rest taken 20 times, is 21 s  
 8 d. Al this put together makes but 181 l 1 s  
 8 d, which is short of the truth aboue 15 l  
 18 s 2 d, and in 100 l put out for like terme  
 and interest, loseth aboue 79 l 11 s 1 d: but  
 this error is so grosse & horrible, as I can-  
 not imagine it to be committed by any  
 though neuer so meanelly scene in Arith-  
 meticke, and therefore rather impute it to  
 the wilfulnesse of the Book-seller (who as  
 I am enformed) being aduertised by the  
 Corrector, that these Tables were false, &  
 not fitting to be inserted, yet would needs  
 wrest them in to make a faire shew, though  
 they delude the buyer.

A Table shewing what one pound yearly Rent or Annuity with the interest thereof according to 10<sup>l</sup> in the 100<sup>l</sup> forborne, for any number of yeares not exceeding 40, will amount vnto.

yer.	l.	s.	d.	q.	yer.	l.	s.	d.	q.
1	1.	0.	0.	0.	21	64.	0.	0.	2.
2	2.	2.	0.	0.	22	71.	8.	0.	3.
3	3.	6.	2.	1.	23	79.	10.	10.	1.
4	4.	12.	9.	3.	24	88.	9.	11.	1.
5	6.	2.	1.	0.	25	98.	6.	11.	1.
6	7.	14.	3.	2.	26	109.	3.	7.	2.
7	9.	9.	8.	3.	27	121.	1.	11.	3.
8	11.	8.	8.	2.	28	134.	4.	2.	1.
9	13.	11.	7.	0.	29	148.	12.	7.	1.
10	15.	18.	8.	2.	30	164.	9.	10.	2.
11	18.	10.	7.	1.	31	181.	18.	10.	1.
12	21.	7.	8.	0.	32	201.	2.	9.	0.
13	24.	10.	5.	1.	33	222.	5.	1.	1.
14	27.	19.	5.	3.	34	245.	9.	6.	1.
15	31.	15.	5.	1.	35	271.	0.	5.	3.
16	35.	18.	11.	3.	36	299.	2.	6.	1.
17	40.	10.	10.	2.	37	330.	0.	9.	1.
18	45.	11.	11.	3.	38	364.	0.	10.	1.
19	51.	3.	2.	0.	39	401.	8.	11.	1.
20	57.	5.	5.	3.	40	442.	11.	10.	0.



## The Description and vse of the last Table.

**T**His Table like as the former, consisteth also of 4 Columnes, the first and third whereof betoken the time that any yearly Rent or Annuity is forborne: & the severall summes of the second and fourth, doe shew what t<sup>l</sup> yearly Rent or Annuity doth amount vnto, according to the rate of 10 l in the 100, interest vpon interest, being forborne for any number of yeares set against them.

### *Examples.*

As if it be required what 20 s yearly, Rent or Annuity forborne for 5 yeares, amounteth vnto, the forbearer being allowed for the interest thereof after 10 l in 100 l interest vpon interest: the solution will be 6 l, 2 s, 1 d, and not 6 l, 2 s, 7 d, as in the fore-mentioned false Tables, for that is above the Statute, and giueth the forbearer in 100 l Annuity so long forborne, above 28 s, 2 d, more then his due, bringing him within danger of the law, and

and scandall of an extortioner.

Againe, if it be required what 20 s Rent yearely, forborne for 15 yeares, amounteth vnto, after the former rate: my Table sheweth it to be 31 l 15 s 5 d, and not 31 l 15 s 9 d, as in the fore-mentioned false Tables, for that is also above the Statute, and in 100 l Annuitie or Rent so long arrere, oppresseth the forborne above 30 s, but in the next example hee makes amends for all.

When the yearely Annuitie or Rent forborne is about 20 s, then must you multiply the summe of your Table answerable to the tearme of yeares propounded by the same, (as in the vse of the former Table hath beene shewed) and so the summe produced shall resolve you,

*Example. 1.*

*If 60 l yearely Rent or Annuitie be forborne for 20 yeares, I demand how much it amounteth vnto in that time, according to the former rate.*



In my Table before-going it is found  
 that 1 l yearly Rent being  
 forborne for 20 yeares, amounteth in that time to 3420.00.00.  
 57 l 5 s 5 d  $\frac{3}{4}$ : so that 60 l 15.00.00.  
 Rent forborne for like time ariseth to 60 times so 1.00.00.  
 much; which if you please 5.00.  
 you may reckon after this 2.6.  
 easie manner; 60 times 1.3.  
 57 l is 3420 l, 60 Crowns 3436. 8. 9.  
 is 15 l, 60 groats is 1 l, 60 pence is  
 5 s; 60 halfe pence is 2 s 6 d; and 60  
 farthings is 1 s 3 d: all which put toge-  
 ther makes 3436 l 8 s 9 d, which is about  
 15 d short of the exact Arithmetical Ac-  
 compt.

But if you looke into the fore-mentio-  
 ned false Tables, you shall there finde the  
 proceed of 1 l yearly Rent or Annuitie  
 forborne for 20 yeares, to be but 57 l 6 d,  
 and if therewithall you make like cal-  
 culation as before, you shall find that 60 l  
 Rent forborne for like time amounteth  
 but to 3421 l 10 s: which is 15 l short of  
 the forbearer his due, by which you may  
 see that this Gent. is not partiall, but like  
 blinde Fortune giueth to each partie his  
 chance, whether good or bad,

I could

I could also shew the like errors and imperfections, not in many places, but almost in every place of the other two Tables of that Tract; but being my self already weary of the pursuite, and fearing to be too troublesome to my Reader, I leave it, and returne to my owne intended course.

*Example. 2.*

*The Rent of certaine Lands yearely worth 6l 13s 4d, are by reason of some Controuersie behinde and vnpaide for the space of 4 whole yeares, and at the end of that terme the Tenant is enioyned to pay the same with the interest thereof after a rate of 10 in the 100: I demand what the payment ought to be.*

The proceed of 1l yearely Rent answering to 4 yeres in the Table is 4l 12s 9d  $\frac{1}{4}$  which for 6l Rent is to be taken 6 times, and

1	5	6	9
that maketh	27	1	16s
	27	16	10.2.
10 6 00:	then because 13 s	3. 1. 10. 2.	
4d is two third parts of 1l,	30. 18. 9. 0.		
if you take also the $\frac{2}{3}$ of 4l			
12s 9d $\frac{1}{4}$ , that is, 3l 18s 10d $\frac{1}{2}$ ,			
& adde it to the former, you shal find in al	30	1	18s 5 9d.

And so much ought the payment to be.



A Table shewing what 1 yearly rent or Annuity  
to endure for any number of yeares not ex-  
ceeding 40, is worth in ready money.

yer	l. s. d. q.	yer	l. s. d. q.
1	0. 18. 2.0.	21	8. 12. 11.2.
2	1. 14. 8.2.	22	8. 15. 7.0.
3	2. 9. 8.3.	23	8. 17. 8.0.
4	3. 3. 4.3.	24	8. 19. 8.0.
5	3. 15. 9.3.	25	9. 0. 6.1.
6	4. 7. 1.1.	26	9. 3. 2.1.
7	4. 17. 4.1.	27	9. 4. 8.3.
8	5. 6. 8.1.	28	9. 6. 1.1.
9	5. 15. 2.1.	29	9. 7. 4.2.
10	6. 2. 10.3.	30	9. 8. 6.1.
11	6. 9. 10.3.	31	9. 9. 7.0.
12	6. 16. 3.1.	32	9. 10. 6.0.
13	7. 2. 0.3.	33	9. 11. 4.3.
14	7. 7. 4.0.	34	9. 12. 1.1.
15	7. 12. 1.1.	35	9. 12. 10.2.
16	7. 16. 5.2.	36	9. 13. 6.1.
17	8. 00. 5.0.	37	9. 14. 1.1.
18	8. 4. 0.1.	38	9. 14. 7.3.
19	8. 7. 3.2.	39	9. 15. 1.2.
20	8. 10. 3.1.	40	9. 15. 6.3.

## The Description and vse of this last Table.

**I**N the first and third, Columnne of this last Table is set downe the number of yeares, not exceeding 40, that any Lease or Annuitie hath yet to come or in being: and the summes of money answering thereunto in the second and fourth Columnnes, doe shew what 1 l yearly Rent or Annuitie to begin presently, and to endure for the number of yeares set against them, is worth in ready money, allowing the buyer interest after 10 in the 100, for his money laid out.

As if it be required what 1 l Rent to endure for 16 yeares, presently to begin, is worth in ready money, if you looke 16 yeares in the first Columnne, right against it in the second, you shall find 7 l, 16 s, 5 d, 0b, for the worth thereof.

Againe, if it be demaunded what 20 s yearly Annuitie to endure for 21 yeares, is worth in present money, the solution will be 8 l, 12 s, 11 d, 0b: as you may see in the fourth Columnne against 21 yeares.

But



But when the yearly Rent or Annuity is more then 11 or 20<sup>s</sup>, then you must multiply the summe found in the Table right against the number of yeres propounded, by the same yearly Rent or Annuity, and the product shall be your required value.

*Example 1.*

*It is demanded what the Lease of a Farme worth 150<sup>l</sup> per annum to begin presently and to endure for 14 yeres, is worth in ready money paying no Rent.*

Look in the first Columnne of your Table the number of yeres to come in the same Lease, and right against the same in the second Columnne you shall find 71 7<sup>s</sup> 4<sup>d</sup>, which sheweth that 1<sup>l</sup> Rent for the like terme is so much worth, therefore that sum taken 150 times is the required value. Now 150 times 71 is 1050<sup>l</sup>, & 150 times 7<sup>s</sup> is 1050<sup>l</sup>, & 150 times 2<sup>d</sup> is 15<sup>l</sup>, and 150 groats is 2<sup>l</sup> 10<sup>s</sup>, all which taken and added together, doe make in all 1105<sup>l</sup>, for the worth of the said

1	5	4
1050.	0.	0.
37.	10.	0.
15.	00.	0.
2.	10.	0.
<hr/>		
1105.	00.	0.

said Lease for the terme proposed, as in the operation you may perceiue.

*Example 2.*

Two men would make an exchange, the one hath an Annuitic of 24 l per annum to endure for 12 yeares; the other hath a Lease worth 15 l yearly more then the Rent, yet in being for 17 yeares: I demand which is the better, and by how much.

If you worke as in the last Question, you shall finde the Annuitic to be worth in present money 163 l 10 s 6 d, and the Lease to be worth in like present money 120 l 6 s 3 d. Now the lesser taken from the greater leaueth 43 l 4 s 3 d: and so much is the Annuitic better then the Lease.

*Example 3.*

There is an extent upon certaine Lands for 480 l to be paid by 20 l per annum: the Owner of the Lands is desirous to buy out this extent with ready money: I demand what the summe must be.

It is euident that 480 l being paid by 20 l yearely, will aske 24 yeares for the payment



payment thereof, and so the Question is in effect, what 20 l per annum, to endure for 24 yeares is worth in present money, which according to the former directions is found to be 179 l, 13 s, 4 d: and so much is the extent worth in ready money.

*Example 4.*

*A Lease was taken for 21 yeares at 13 l, 6 s, 8 d, yearly Rent, which after 4 yeares expired, the Tenant desireth to give a Fine and bring downe the Rent to 10 l per annum, for the residue of the terme: I demand what this Fine ought to be.*

If from 21 yeares you abate the 4 yerres expired, the time to come will be 17 yeares. Likewise, if from the present Rent you deduct 10 l, the remaine will be 3 l, 6 s, 8 d. The effect therefore of this Question, is, what 3 l, 6 s, 8 d, yearly, to endure for 17 yeares is worth in present money. The value of 1 l Rent answering to 17 yeares in the last Table is

81, 5 d,

8l, 5s; Now 3 times 8l,  
5s, is 24l, 1s, 3d, and for  
that 6s, 8d, therest of  
therent to be bought out  
is the third part of 1l:  
therefore if you take the  
third part of 8l, 5s; namely, 2l, 13s 6d,  
and adde it to the former, you shall finde  
in all 26l, 14s, 9d: Which I say is the  
Fine that ought to be giuen to bring  
downe the Rent to 10l, per annum:

1	3	1.
24.	1.	3.
2.	13.	6.
<hr/>		
26.	14.	9.

C

A



A Table shewing what yearly Rent or Annuity to  
endure for any number of yeares not excee-  
ding 40, 1<sup>l</sup> ready money will buy.

yer.	£. s. d. q.	yer.	£. s. d. q. p.
1	1. 2. 0. 0.	21	2. 3. 3.
2	0. 11. 6. 1.	22	2. 3. 2.
3	0. 8. 5. 0.	23	2. 3. 0.
4	0. 6. 3. 2.	24	2. 2. 3.
5	0. 5. 3. 1.	25	2. 2. 2.
6	0. 4. 7. 0.	26	2. 2. 1.
7	0. 4. 1. 1.	27	2. 2. 0.
8	0. 3. 8. 3.	28	2. 1. 3. $\frac{1}{5}$
9	0. 3. 5. 2.	29	2. 1. 2. $\frac{1}{2}$
10	0. 3. 3. 0.	30	2. 1. 1. $\frac{9}{10}$
11	0. 3. 1. 3.	31	2. 1. 1. $\frac{3}{10}$
12	0. 2. 11. 1.	32	2. 1. 0. $\frac{4}{5}$
13	0. 2. 9. 3.	33	2. 1. 0. $\frac{3}{10}$
14	0. 2. 8. 2.	34	2. 1. 0. 0.
15	0. 2. 7. 2.	35	2. 0. 3. $\frac{3}{5}$
16	0. 2. 6. 2.	36	2. 0. 3. $\frac{1}{5}$
17	0. 2. 5. 3.	37	2. 0. 2. $\frac{9}{10}$
18	0. 2. 5. 1.	38	2. 0. 2. $\frac{7}{10}$
19	0. 2. 4. 2.	39	2. 0. 2. $\frac{2}{5}$
20	0. 2. 4. 0.	40	2. 0. 2. $\frac{1}{5}$

## The Description and vse of the last Table.

**I**N this Table the numbers set downe in the first and third Columnes thereof do betoken any number of yeares not exceeding 40, for which any yearly Rent or Annuity is to endure: and answering therunto in the second and fourth Columnes, are set downe the yearly Rent or Annuity, that 1 l ready money will buy for any of these tearmes.

But if the ready money bee aboue 1 l, then if you multiply any of the Values or Rents set down in the Table, by the number thereof, the product will shew you what yearly Rent or Annuity that ready money will buy to endure for the number of yeares set against it.

### *Example 1.*

*A Gentleman hath 960 l lying by him, and he desireth to lay it out upon an Annuity to endure for 25 yeares, so as it may yeeld him like profit, as if it were put out at 10 in the 100 interest upon interest: it is*  
*C 2* *required*



*required what the yeerely Annuitie must be.*

For that the Annuitie is to endure 25 yeares, seeke out the Value or Rent set against 25 yeares in the Table, which you shall finde to be 2  $\text{£}$ . 2  $\text{d}$ . 06: now this value ( being the Annuitie that 1  $\text{£}$  ready money will buy for the tearme propounded) may be multiplied by 960, in this manner.

1 $\text{£}$ 2 $\text{d}$	
96. 00. 00.	
10. 00. 00.	
106. 00. 00.	

Because that 2  $\text{£}$  is the tenth part of 1  $\text{£}$ , therefore take the tenth part of 960  $\text{l}$ , viz. 96  $\text{l}$ , and set that first downe: then also for that 2  $\text{d}$ , 06, is the 96 part of 1  $\text{£}$ , take the like part of 960  $\text{l}$ ; namely, 10  $\text{l}$ , and set vnder the same: lastly, adde these two summes together and you shall find 106  $\text{l}$ , for the yeerely Annuitie required, and this is not about 4  $\text{£}$ . 9  $\text{d}$ , different from the exact Arithmetical calculation.

### *Example 2.*

*There are certaine lands yearely worth 70  $\text{l}$ , per annum, to be leased out for 21 yeares, the Tenant to fit at an easie rent*

*rent, is willing to lay downe a Fine of 300 l, in lieu whereof it is required what Rent should be abated.*

According as in the former Question, find what yearly Rent, to endure 21 yeares, may be bought for the Fine named, which you shall see will amount to 34 £, 13 s, 9 d, which I say is the Rent that ought to be abated. And if you take the same from 70 l, the remaine will be 35 l, 6 s, 3 d, the yearly Rent to be paid.

*Example 3.*

*There is a Lease expired to be new let for 23 yeares at the old Rent and 450 l, Fine, the Tenant knowing it to be a good peniworth, and having but 200 l to lay downe for the Fine, desireth to encrease his Rent to supply the defect of his money: It is demanded what this encrease of Rent ought to be.*

From 450 l, the Fine propounded, abate 200 l, the Tenants mony to lay downe, & the remaine will be 250 l. So that now the Question is all one with the former,



namely what Rent to endure for 23 years, may be bought for 250 l present. Wherefore if you looke out in the last Table 23 yeares, right against the same you shall finde 2 s 3 d, being the

yearely Rent or Annuitie l   s   d

that (1 l will buy for that 25. 00. 00.

terme. Now 2 s taken 250 3.   2.   6.

times, is 25 l; and 3 d so of 28.   2.   6.

ten taken is 3 l, 2 s, 6 d: so

the whole increase of Rent is found to be

28 l, 2 s, 6 d, *per annum.*

A Table shewing what 1 l due at the end of any  
number of yeares not exceeding 40, is  
worth in ready money.

yer	£.	s.	d.	q.	yer	£.	s.	d.	q.
1	18.	2.	0.		21	2.	8.	2.	
2	16.	6.	1.		22	2.	5.	2.	
3	15.	0.	1.		23	2.	2.	3.	
4	13.	8.	0.		24	2.	0.	1.	
5	12.	5.	0.		25	1.	10.	1.	
6	11.	3.	2.		26	1.	8.	0.	
7	10.	3.	1.		27	1.	6.	1.	
8	9.	4.	0.		28	1.	4.	3.	
9	8.	5.	3.		29	1.	3.	1.	
10	7.	8.	2.		30	1.	1.	3.	
11	7.	0.	0.		31	1.	0.	2.	
12	6.	4.	2.		32	0.	11.	2.	
13	5.	9.	2.		33	0.	10.	2.	
14	5.	3.	1.		34	0.	9.	2.	
15	4.	9.	2.		35	0.	8.	2.	
16	4.	4.	1.		36	0.	7.	3.	
17	3.	11.	2.		37	0.	7.	0.	
18	3.	7.	0.		38	0.	6.	2.	
19	3.	3.	1.		39	0.	5.	3.	
20	2.	11.	3.		40	0.	5.	2.	



## The Description and vse of the last Table.

**T**His Table, as all the former, consisteth of foure Columnes: the first and third whereof doe betoken the time or number of yeares before any summe of money be due, or before the beginning of any Reuersion not exceeding 40 yeares; and the second and fourth doe shew the worth of 1 l, due at any number of yeares set against them, in ready money: or in Reuersions of Rents and Annuities, the like parts to be taken in euery pound of the whole value thereof as if they were to begin presently.

### *Example. 1.*

*There is a Debt of 750 l, to be paid at the end of 11 yeares; the Debtor is contented to pay in the money presently; so that the Creditor will abate him interest for his money for the time afore-hand, according to the rate of 10 l, in 100 l, per annum: I demand what the payment must be.*

Looke out in the Table the number of yeares, namely, 11, and right against it  
you

you shall finde 7  $\bar{s}$ . for the worth of 1 l, to be paid at that Terme: so that by the same reason the creditor must haue in present but 7  $\bar{s}$  in the pound for his debt: Now 7 times 750  $\bar{s}$ , maketh 262 l, 10  $\bar{s}$ , for the payment, which is short of the exact Arithmetically Account about 7  $\bar{s}$ , 5  $\bar{d}$ .

*Example 2.*

*There is by Will of a Father, 1000 l due unto his Daughter at the age of 21 yeares: the Husband of this Daughter at her age of 15 yeares, is desirous to compound with the Executor for a present summe of money then to be paid. I demaund what summe of money the Husband shall haue, allowing the Executor use for his money paid afore-hand, according to the former rate.*

Forasmuch as 15 yeares the present time of the Daughters age, being deducted out of 21 yeares, the time when the 1000 l is due by will, leaueth 6 yeares for the remaine: the question is, what ready money is to be giuen for 1000 l due at 6 yeares end.

Take



Take therefore in the Table afore-going the value of 1 l, due at the end of 6 yeares, which is there found to be 11 s 3 d, 00; and working therewith in all respects, as in the former question, you shal find 564 l, 11 s, 8 d; which is the summe of money required as by the operation appeareth.

l	s	d.
550.	00.	0.
12.	10.	0.
2.	1.	8.
<hr/>		
564.	11.	8.

*Example 3.*

*The Lease of certaine Lands worth yearly above the Rent 100 l, is to be sold for 18 yeares in reuerſion, after 16 yeares yet to come: I demand what the same is worth in ready money.*

Find first by the Table for Valuation of Leases in being (which is the 3 before-going) what the same lease is worth for 18 yeares, as if it were to begin presently: which you shal see to be 820 l, 2 s, 1 d. The question is therefore what that summe due at the end of 16 yeares, is worth in ready money.

The

The value of 1l due at the end of 16 yeares is found in the Table to be

l    s    d  
820.   2.1.

4s, 4d, q. Now for that

164. 0. 5.

4s is the fift part of 1l,

13. 13. 4. ob

I therefore take the  $\frac{1}{5}$  of

17.   1.

820l, 2s, 1d: namely 164l,

178. 10. 10. ob.

5 d, and set that downe:

then for that 4 d is  $\frac{1}{8}$  of 1l, I likewise take

$\frac{1}{8}$  of the former summe; namely, 13l, 13s,

4d, ob, and set that vnder the former:

lastly for q, I take the  $\frac{1}{96}$  part, namely,

17s 1d, and adding all together; I finde

the said Lease in Reuerfion to be worth

178l, 10s, 10d, ob, in present money, as

aboue in the operation.

And forasmuch as most Leases which are taken in Reuerfion, are either for 21, 30, or 40 yeares: I haue calculated Tables purposely for those termes, which doe more readily, shew their severall values, without helpe of the third Table afore-mentioned.

A



A Table more readily shewing the worth of  
Leases or Annuities in reuerſion.

Per yer	21				30				40			
	l.	s.	d.	q.	l.	s.	d.	q.	l.	s.	d.	q.
1	7.	17.	3.0.	8.	11.	4.3.	8.	17.	9.2.			
2	7.	2.1.	12.	7.	15.	9.3.	8.	1.	7.2.			
3	6.	9.11.	2.	7.	1.	7.3.	7.	6.11.	1.			
4	5.	18.	1.3.	6.	8.	9.1.	6.	13.	7.0.			
5	5.	7.	5.0.	5.	17.	0.3.	6.	1.	5.1.			
6	4.	17.	7.2.	5.	6.	5.1.	5.	10.	4.3.			
7	4.	8.	9.1.	4.	16.	9.0.	5.	0.	4.2.			
8	4.	0.	8.1.	4.	7.11.	2.	4.	11.	2.3.			
9	3.	13.	4.1.	3.	19.11.	2.	4.	2.11.	2.			
10	3.	6.	8.1.	3.	12.	8.1.	3.	15.	5.0.			
11	3.	0.	7.2.	3.	6.	1.0.	3.	8.	6.2.			
12	2.	15.	1.1.	3.	0.	0.3.	3.	2.	3.3.			
13	2.	10.	1.1.	2.	14.	7.1.	2.	16.	7.3.			
14	2.	5.	6.2.	2.	9.	7.3.	2.	11.	6.0.			
15	2.	0.	5.0.	2.	3.	1.2.	2.	6.	9.3.			
16	1.	17.	7.3.	2.	1.	0.1.	2.	2.	6.3.			
17	1.	14.	2.3.	1.	17.	3.3.	1.	18.	8.1.			
18	1.	11.	1.1.	1.	13.11.	0.	1.	15.	2.0.			
19	1.	8.	3.2.	1.	10.10.	0.	1.	11.11.	3.			
20	1.	5.	8.2.	1.	8.	0.1.	1.	9.	0.3.			

## The Description and vse of this Table.

**T**Here are also in this Table foure Columns, of which the first (as in the former) serueth for the time before the beginning of any Reuersion not exceeding 20 yeares, and the other three Columns are three particular Tables shewing the value of 1 l Rent in Reuersion for 21, 30, or 40 yeares to come, after any number of yeares set against them.

As if it be required what 1 l Rent for 21 yeares after 11 yeares yet to come is worth in ready money: In the Columnne marked in the head 21, right against 11 yeares in the first Columnne; you shall find 3 l, 7 s, 0b. If the like be required to endure for 30 yeares, you shall finde in the Columnne marked 30, 3 l, 6 s, 1 d; if for 40 yeares, 3 l, 8 s, 6 d, 0b: and the like for any other time expressed in the Table the yearly Rent being but 1 l.

But if the yearly Rent be aboue 1 l, then you are to multiply the value found in the Table right against the number of yeares propounded, by the same yearly Rent, (as in former examples) and the product shall be the required value.

*Ex-*



*Example 1.*

*There is a Lease yet in being for 6 yeares, worth 20 l per annum, more then the Rent: of this I would take a Lease in reuerſion for 30 yeares after the 6 are expired. I deſire therefore the worth thereof in ready money.*

Looke into the third Columne of the Table, and right againſt 6 yeares in the firſt, you ſhall finde 5 l, 6 ſ, 5 d, q: the value of 1 l Rent for the like terme: and for ſo much as the Rent I demand for is 20 l; therefore that value taken 20 times, namely, 106 l, 8 ſ, 9 d, is the worth in ready money required.

*Example. 2.*

*I have a Lease yet in being for 9 yeares, yearly worth above the Rent 36 l, the Owner is deſirous to call in this Lease, and to grant me a new for 40 yeares to begin preſently, at the old Rent, for which hee demaundeth a Fine of 140 l. I deſire to know whether it be worth the money.*

*The*

The value of 1 l Rent answerable to the terme propounded, is 4 l, 2 s, 11 d, 0b. Now foure times 36 l, maketh 144 l, which I first set downe as in the margent: likewise two times 36 s, is 72 s, 12 s: also 36 times 11 d, is 396 d, 13 s: & 36 halfe pence, is 18 d: all which taken and added together, doe make 149 l, 6 s, 6 d: whereby I see the bargaine is good, and 9 l, 6 s, 6 d, better then the money.

1	l	2	s	11	d	0	b
144	.	00	.	00	.		
3	.	12	.	00	.		
1	.	13	.	00	.		
		1	.	6	.		
149	.	06	.	6	.		

A



A Table whereby to find the value of  
Purchases in Reuerſion.

per	12			16			20		
ye	£	ſ	d. q.	£	ſ	d. q.	£	ſ	d. q.
1	11.	1.	6.1.	15.	1.	2.1.	19.	0.	11.2.
2	10.	4.	5.3.	14.	3.	5.2.	18.	2.	9.3.
3	9.	8.	9.1.	13.	6.	9.2.	17.	5.	6.2.
4	8.	14.	3.0.	12.	11.	1.0.	16.	9.	1.0.
5	8.	0.	11.3.	11.	16.	4.0.	15.	13.	5.0.
6	7.	8.	5.3.	11.	2.	5.0.	14.	18.	5.3.
7	6.	17.	0.2.	10.	5.	4.0.	14.	4.	3.1.
8	6.	6.	6.0.	9.	17.	0.1.	13.	10.	8.3.
9	5.	16.	9.1.	9.	5.	5.1.	12.	17.	10.1.
10	5.	7.	10.3.	8.	14.	6.1.	12.	5.	6.3.
11	4.	19.	6.0.	8.	4.	3.1.	11.	13.	10.2.
12	4.	11.	10.1.	7.	14.	7.1.	11.	2.	8.3.
13	4.	4.	9.2.	7.	5.	0.2.	10.	12.	1.2.
14	3.	18.	3.0.	6.	16.	11.2.	10.	2.	0.1.
15	3.	12.	3.0.	6.	8.	10.3.	9.	12.	5.0.
16	3.	6.	8.1.	6.	1.	3.3.	9.	3.	3.0.
17	3.	1.	6.2.	5.	14.	2.0.	8.	14.	6.0.
18	2.	16.	9.3.	5.	7.	5.2.	8.	6.	2.2.
19	2.	12.	5.2.	5.	1.	1.3.	7.	18.	3.1.
20	2.	8.	5.0.	4.	15.	2.1.	7.	10.	9.0.

pnr	12				16				20			
yer	P.	ḡ.	ḡ.	q.	P.	ḡ.	ḡ.	q.	P.	ḡ.	ḡ.	q.
21	2.	4.	8.	1.	4.	9.	7.	0.	7.	3.	7.	0.
22	2.	1.	3.	1.	4.	2.	3.	3.	6.	16.	9.	0.
23	1.	18.	0.	3.	3.	19.	4.	1.	6.	10.	2.	3.
24	1.	15.	1.	3.	3.	14.	8.	1.	6.	4.	0.	1.
25	1.	12.	5.	2.	3.	10.	3.	2.	5.	18.	1.	2.
26	1.	9.	11.	2.	3.	6.	2.	0.	5.	12.	0.	6.
27	1.	7.	7.	3.	3.	2.	3.	1.	5.	7.	1.	3.
28	1.	5.	6.	1.	2.	18.	7.	1.	5.	2.	0.	1.
29	1.	3.	6.	3.	2.	15.	1.	3.	4.	17.	2.	1.
30	1.	1.	9.	0.	2.	11.	11.	0.	4.	12.	6.	2.
31	1.	0.	0.	3.	2.	8.	10.	1.	4.	8.	1.	3.
32	0.	18.	6.	1.	2.	6.	0.	0.	4.	3.	11.	2.
33	0.	17.	1.	1.	2.	3.	3.	2.	3.	19.	11.	2.
34	0.	15.	9.	2.	2.	0.	8.	3.	3.	16.	1.	3.
35	0.	14.	6.	3.	1.	18.	4.	0.	3.	12.	6.	1.
36	0.	13.	5.	2.	1.	16.	1.	0.	3.	9.	0.	3.
37	0.	12.	5.	0.	1.	13.	11.	2.	3.	5.	9.	1.
38	0.	11.	5.	2.	1.	11.	11.	2.	3.	3.	7.	3.
39	0.	10.	7.	0.	1.	10.	1.	0.	2.	19.	8.	0.
40	0.	9.	8.	1.	1.	8.	3.	3.	2.	16.	9.	3.



## The Description and vse of the fore-going Table.

**A**S the former Table, so this also consisteth of foure Columnes, the first serving for the time before the beginning of any Reuersion, or rather the time to come before any benefit shall arise to the buyer, and the other three Columnes are three particular Tables, shewing the value of the Fee-simple of 1 l Rent in Reuersion, according to 12, 16, or 20 yeares purchase, as they are marked in the head of each Columnne: and by comparison of these rates, a man may (to reasonable necessity) gather the present value of any Reuersion purchased at any rate betweene 12 and 20 yeares, as by the examples following will appeare.

### *Example. 1.*

*There is a Tenement worth yearly 100 l, of which, one hauing the Reuersion after five yeares yet to come, is desirous to sell the Fee-simple thereof for ready money: I demaund what the purchase will amount vnto after all the rates of the former Table.*

**First**

First, to find the value after 12 yeares purchase, I looke into the second Columnne, & right against 5 yeares I find, that 1 l Rent in Fee-simple after that terme is worth 8 l, 11 s, 06, 9. Now 8 times 100 l is 800 l; likewise 11 times 100 pence is 4 l, 11 s, 8 d; and 100 times 06, 9, is 6 s, 3 d, all which taken and added together do make 804 l, 17 s, 11 d, for the whole value according to 12 yeares purchase, as above in the operation.

$$\begin{array}{r}
 1 \quad 5 \quad 0 \\
 800. \quad 00. \quad 00. \\
 4. \quad 11. \quad 8. \\
 \hline
 6. \quad 3. \\
 \hline
 804. \quad 17. \quad 11.
 \end{array}$$

Likewise for the value according to 16 yeares purchase: in the third Columnne, I find the value of 1 l Rent to be 11 l, 16 s, 4 d, which ( as the former ) taken 100 times, maketh 1181 l, 13 s, 4 d, and so much will the purchase amount vnto after that rate.

Lastly, for the value after the rate of 20 yeares purchase: 1 l Rent after 5 yeares is found in the fourth Columnne to be worth 15 l, 13 s, 5 d: and that likewise 100 times taken maketh 1567 l, 1 s, 8 d. Now by the proportion of these summes one to another, (as I said before ) a man may giue a reasonable guesse at any other rate betweene them.



*Example. 2.*

*Certaine Lands worth 200 l per annum, are to be sold according to 16 yeares purchase, but of these Lands, there is 25 l per annum, out in Lease for 17 yeares to come, paying no Rent: I demand what the Purchaser must be abated in consideration of this Lease.*

It is evident that he must be abated so much money as the Lease is worth presently to be sold, which to finde doe thus:

From the full Tabular value of the purchase propounded, alwayes abate the value of 1 l Rent found in the Table for the terme propounded: the remaine is the value of 1 l Rent of a Lease yet in being for that terme, with which if you worke according to the Rules of the third Table before-going, it will bring forth the worth of the Lease.

*Note that by the full Tabular value of the purchase, I meane those rates according to which the Tables are calculated: as the full value of 12 yeares purchase is 12 l, of 16 yeares purchase 16 l, and of 20 yeares purchase, 20 l.*

*To*

To worke the question therefore, the value of 1 l Rent after 17 yeares, according to 16 yeares purchase, is found in the third Columnne of the last Table to be 5 l, 14 s, 2 d, that taken from 16 l the full value, leaueth 10 l, 5 s, 10 d, which taken 25 times, maketh 257 l, 5 s, 10 d. which I say is the worth of the Lease according to that rate; and so much ought the Purchaser to be allowed.

D 3

Cer-



# Certaine other Questions of Valuation, promiscu- ously put.

## *Quest. 1.*

*There is a Lease in being for 22 yeares yet to come, the present worth thereof above the Rent, is but 14 £ per annum, but after 9 yeares are past, it will be worth 24 £ yearly above the Rent: this Lease is to be sold for ready money, I demand the worth thereof, according to the ordinary rate.*

See first by the third Table before-going, what 14 £ per annum, for 9 yeares is worth in ready money, which you shall finde to be 80 l, 12 s, 3 d, that summe reserve; then take 9 yeares out of 22, the remaine will be 13 yeares, and so long will the Lease be worth 24 £ per annum: therefore see also by the fore-mentioned Table what 24 £ per annum, is worth for 13 yeares, which you shal finde to be 170 £, 9 s, 6 d: but for as much as there is 9 yeares yet to come before this value begins: See by the fift Table, what 170 £, 9 s,

9  $\bar{s}$ , 6  $\bar{d}$ , to bee paid at 9 yeares end is worth in ready money, and you shall finde that to be 72 l, 4  $\bar{s}$ , 6  $\bar{d}$ . to which if you adde the 80 l, 12  $\bar{s}$ , 3  $\bar{d}$ , formerly reserved, the Torall will be 152  $\bar{£}$ , 16  $\bar{s}$ , 9  $\bar{d}$ , which I say is the present value of the Lease propounded.

*Quest. 2.*

*A Gent. hath 200  $\bar{£}$  in his purse, and an Annuitie of 50  $\bar{£}$  per annum, to endure for 7 yeares, both which hee would part withall for a greater Annuitie to endure for 21 yeares: the question is what that Annuitie must be, to yeeld him for his own, and his money laid out, according to the rate of 10 in 100.*

See first by the third Table what the Annuitie of 50  $\bar{£}$  per annum for 7 yeares, is worth in ready money, which you shall finde to be 243  $\bar{£}$ , 8  $\bar{s}$ , 5  $\bar{d}$ , to this adde the 200  $\bar{£}$ , and it maketh 443 l, 8  $\bar{s}$ , 5  $\bar{d}$ . See therefore by the fourth Table before going, what Annuitie to endure for 21 yeares, may be bought for 443  $\bar{£}$ , 8  $\bar{s}$ , 5  $\bar{d}$ ; and you shall finde 51  $\bar{£}$ , 5  $\bar{s}$ , 5  $\bar{d}$ , per annum.



*Quest. 3.*

*What annuall Rent to begin after 10 yeares, and to endure 21 yeares following, may be bought for 100 l ready money, reckoning interest according to 10 in 100.*

Inquire first by helpe of the first Table what 100 l put out for 10 yeares, will amount vnto, and it will appeare to be 259 l, 5 s, 5 d. Then againe see by the fourth Table what Annuitie to endure for 21 yeares may be bought for 259 l, 5 s, 5 d, and you shall find for solution of the question 30 l, for the annuall Rent required.

*Quest. 4.*

*A Tenant taketh a Lease for 21 yeares, and payeth for it 530 l Fine, and 80 l per annum: at 8 yeares end being through many lasses and hinderances grown behind hand, & rent-run for three yeares: he agreeth with his Land-lord, by exchanging his old Lease, and taking another for the residue of his tearme, worth onely 20 l per annum aboue the Rent, to satisfie the old debt, and to giue*

*a Fine for the new Lease: the Question is, what money is due betweene them, and to whether partie.*

Looke first by the fourth Table before-going, what yearely Rent to endure for 21 yeares, may be bought for 530<sup>l</sup>, which you shall see to be 61<sup>l</sup>, 5<sup>s</sup>, 7<sup>d</sup>. Then because there is 13 yeares yet to come in the old Lease, see by the third Table what 61<sup>l</sup>, 5<sup>s</sup>, 7<sup>d</sup> *per annum*, to endure for 13 yeares is worth in present money, which you shall find to be 435<sup>l</sup>, 4<sup>s</sup>, 5<sup>d</sup>; this summe reserve on the Tenants partie.

Then for the Landlord, see by the same Table what 20<sup>l</sup> *per annum*, for 13 yeares, is worth in ready money, and you shall find it to be 142<sup>l</sup>, 1<sup>s</sup>, 5<sup>d</sup>. See also by the second Table for the Rent arere, what 80<sup>l</sup> *per annum*, forborne for three yeares, amounteth vnto, which will appeare to be 264<sup>l</sup>, 15<sup>s</sup>. These two summes added together, make 406<sup>l</sup>, 16<sup>s</sup>, 5<sup>d</sup>, which compared with the summe before-reserved, and the lesser taken from the greater, leaueth 28<sup>l</sup>, 8<sup>s</sup>, due to the Tenant.

*Quest.*



*Quest. 5.*

*A Tenant hath a Lease yearly worth 18 l above the Rent, yet to endure for 36 yeares, which Lease the Landlord is desirous to buy in, the Tenant will haue no present money, but an Annuitie of 30 l per annum, so long to continue till hee haue condigne satisfaction for his Lease: I demaund the terme of that Annuity.*

By helpe of the third Table before-going, find first the worth of the Lease in ready money, which will appeare to be 174 l, 3 s, 4 d. So then the question is all one as if 174 l, 3 s, 4 d, ready money, were put out to vse at 10 in 100, how long terme it would aske to be repaid (with the interest thereof) by 30 l per annum: which to find doe alwayes thus: Diuide the summe propounded by the yearly payment; that is, in this question, diuide 174 l, 3 s, 4 d: into 30 parts, and taking one of those parts, looke out the same, or the neereft summe vnto it that may bee found in the fore-mentioned third Table, for the number of yeares set against it shall resolute the question. As here, the 30 part  
of

of the propounded summe, is 5 l, 16 s, 18. q, the neereſt ſumme hereunto found in the third Table is 5 l, 15 s, 2 d, q, which is found againſt 9 yeares the tearme that the Annuitie muſt endure,

*Queſt. 6.*

*Two men are deſirous to make an exchange the one hath Lands in Fee-ſimple worth 30 l, per annum, which he will ſell at 16 yeares purchaſe, the other hath a Leaſe yet in being for 38 yeares, worth 30 l yearly above the Rent: I demaund what money ſhall be giuen in exchange.*

The preſent worth of the Lands in Fee-ſimple, is 480 l, the worth of the Leaſe in ready money according to the rate of the third Table, is 291 l, 19 s, 6 d, the leſſer taken from the greater, leaueth 189 l, 19 s, 6 d, the money to be giuen in exchange.

This is the common maner of exchanges, but with no equalitie: for he that getteth the Fee-ſimple hath alwayes the worſe bargaine, wherein is a myſtery, which neuertheleſſe by the Rules and Tables of this Booke, is eaſily vnfolded, and therefore I will here ſpeak no more of it: it  
may



may suffice that I haue given aime to the marke, and framed the Engine, whereby any that haue but meane skill may hit it. And so I conclude this my Treatise of Valuations.

*Sancta Trinitati gloria.*

---

Errata.

Page 36. Example 2. reade the Question thus.

*I haue a Lease yet in being for 9 yeares, yearely worth aboue the Rent 36 £, the Owner demaundeth 140 l present Fine to grant me the same for 40 yeares more in Reuerſion after the 9 yeares end: I deſire to know whether it be worth the money or not.*

---

*By the Author of this Booke,  
In the Fountaine-Court within  
the end of Shooe-Lane next  
Fleetstreet.*

*Such as are desirous to attaine to knowledge in any  
the Arts, Sciences, or Faculties here-under-mentioned by  
their owne study and practice, may have Bookes thereof  
methodically written. As also, concerning the use of the  
best Instruments now in request. viz.*

<i>Arithmetick</i>	in	{ Whole { Broken { Decimall	Numbers	{ with sundry cō- { spendious & brief { Rules hitherto { not published by { any.
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*Rules for Valuation of Leases, Annuities, and Pur-  
chases, with the manner how to calculate  
Tables for the same, according to a-  
ny rate propounded.*

*Algebra both in rationall and irrational  
numbers.*

*Specificall Arithmetick, which by letters of the Alpha-  
bet, without tedious operation in numbers, per-  
formeth the whole Art of Algebra, both in ratio-  
nall and furd quantities.*

<i>Geometrie.          Surveying.          Dialling.          Astronomie.          Nauigation.          Geographie.</i>	{ { { { { {	<i>The use of the</i>	{ { { { { {	<i>Crosse-Staffe.          Quadrant, Sector.          Mathemat. Square.          Plaine Table &amp;c.          Spheare and Globes.          Tables of Signes and          Logarithmes.</i>
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**A Note of such Manuscripts as the Author hath ready finished.**

A methodicall and compendious Arithmeticke both in vulgar and Decimall numbers: Cempiled specially for the vse of such as desire to study the Mathematicks, or to vnderstand the Calculation of interest, and valuation of Leases, Annuities, Purchases, &c.

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The Art of Dyalling Geometrically, after a more plaine, easie, and certaine manner then hath bin hitherto published in the English tongue.

*Virtus ingenij decus.*

A CHOROLOGICAL  
DISCOVRSE  
OF THE VVELL

Ordering, disposing, and gouerning  
of an Honourable Estate  
or Reuennue.

BRIEFLY DESCRIBING  
the duties of diuers Officers therein  
to be employed : for the better pre-  
seruing, improving and aug-  
menting of the same.

Necessary for all Noblemen, Gentlemen,  
and others, who desire to vnderstand their  
owne Estates, and to see into the mana-  
ging of their owne Affaires.

*Written by THO: CLAY Surveyor, and Stu-  
dent in the Mathematicks.*

Hesiodus.

*Adde paruum paruo, paruo super adde pulillum.  
Fiet & hoc magnum: inſœlix pelletur egestas.*

---

L O N D O N,  
Printed by G. ELD, and M. FLESHER,  
and are to be sold by L. Becket, and I. Marriot.

1 6 2 4.





*Anonymus.*

*Ordine seruatō mundus seruatur; at illo  
Neglecto, pessum totus & orbis abit.  
Machina perpetuo cælestis ab ordine pendet.*



Printed by G. E. and M. J. [illegible]

TO ALL THE RIGHT  
Honorable, Noble, and Worshipful Lords,  
Owners, Possessors, and Purchasers  
of Reuennue, to whose view and vse  
this present Treatise shall  
come.

RIGHT HONORABLE,  
and  
RIGHT WORSHIPFULL:



*T* beeing manifest,  
the two maine ma-  
terials out of which  
Honor and Nobility  
are created, to bee  
Vertue and Reuen-  
nue: as the first be-  
ing conspicuously to bee noted in the  
actions of men, both military and ciuil,  
is of all to be imbraced: so the latter  
seruing to sustaine Honor, and being as  
it were the very nerues and sinewes  
thereof, is of none to bee neglected. Re-  
uennue therefore, with the increasing and  
due ordering thereof to the best aduan-  
tage, and least charges of the Lords and  
Owners of the same, is the subiect which  
in this ensuing Discourse is intreated  
E of:



## The Epistle, &c.

of: which although in some particular Offices, others haue heretofore more largely handled, yet in this brieft and generall kind, no man to my knowledge hath hitherto laboured. That I haue endeoured to bee brieft, is because I would not be troublesome to such whose weighty affaires otherwise abridge them of time for these matters. Yet I presume (for the most part) this breuity is without obscurity, and beeing sufficient for the purpose it intendeth, frustra fit per plura, quod fieri potest per pauciora. Such as it is, I humbly present it as the best meanes I haue, to testifie the great desire in me to doe seruice to the Nobilitie of my Country, whose fauourable acceptance of these my poore endenours I onely craue and intreat, and so rest

Your Honors and Worships  
euer deuoted.

THO: CLAY.

A Chorologicall Discourse of  
the well ordering, disposing and go-  
uerning of an Honorable estate or  
*Reuennue*, wherein is briefly descri-  
bed the duties of diuers Officers  
therein to bee imployed, for the  
better preseruing, improving, and  
augmenting of the same.

---

CHAP. I.

*Of the definition of an Honorable estate, and  
of the Officers and Ministers belonging  
to the same in generall.*

**O**R that, according to the  
precept of the graue and  
learned Romane Orator Ci-  
cero, the institution of all  
things whereof any Dis-  
course is to be made, or continued, ought  
to take his beginning at Definition: it shal  
not be amisse, but very necessary, first to  
define what this Honorable estate or Re-  
uennue, whereof we purpose to intreat, is;  
and then orderly to proceed to the parti-  
cular precepts and obseruations to bee  
handled in the ordering of the same.



38 *Order of Reuennue in generall.*

As touching the definition therefore:  
An Honorable estate is reall possessions,  
which haue rights of suits, seruices, priu-  
ledges, and Iurisdicktions appropriate and  
belonging vnto them: that is, for further  
explanation, where any Lord or Owner is  
by the blessing and prouidence of God,  
either by inheritance, gift, purchase, or o-  
therwise, endowed with Honours, Man-  
nors, Lordships, Houses, Lands, Tene-  
ments, and such like possessions, as haue be-  
longing vnto them Royalties, Seruices,  
Franchizes, Liberties, and other priuiled-  
ges, and immunities, not incident to com-  
mon estates, and tenures. For although that  
honorable titles (in respect of mens per-  
sons) doe properly belong vnto none but  
such who by descent, office, place, the Prin-  
ces free gift, or such like, may iustly chal-  
lenge the same; yet euen men of meaner  
ranke may bee seized of such honorable e-  
states. And for as much as diuers Lords  
and owners of such estates now adayes  
(whether through negligence, ignorance,  
feare of too much expence, or the like; I  
know not) for want of skilfull, discret and  
faithfull Officers and Ministers to that  
purpose, doe not onely dayly lose diuers of  
their Royalties, seruices, customes, and ca-  
suall

*Order of Reuennue in generall.* 59

suall profits, to the spoiling and dismem-  
bring of their Mannors; but also suffer  
many encroachments, concealements, and  
other nufances, to be oftentimes made and  
committed against them, to their great, and  
somerimes irrecoverable preiudice: which  
contrariwise by the care and prouidence of  
skiltull, discreet, & honest Officers would  
quickly be found out and prevented: My  
purpose is therefore here to describe such an  
order in the managing, disposing and go-  
uerning of such estates, as whosoever shall  
be pleased (after mature consideration) but  
to obserue the same, I doubt not but hee  
shall finde great profit and contentment  
therein, and the course nothing so charge-  
able to bee maintained as many men may  
imagine, being that the surplussage of the  
profits arising by the well managing of  
such an estate, shall yearly amount vnto a  
greater matter then the surplussage of the  
charge which thereby it will come vnto.

To proceed therefore, I say, that to the  
well managing of an Honorable estate,  
there is required Officers and Ministers  
skiltull, discreet, faithfull, and honest. And  
now we are to enquire what and how ma-  
ny they be; what is each mans particular  
duty, and how to make choise of them.



## 60 *Order of Reuennue in generall.*

Officers of Reuennue belonging to the well managing & gouernment of an Honorable estate, may generally bee diuided into Officers of order, and Officers of charge.

Officers of order are the Auditor, Surueyor, learned Steward, and Sollicitor, which I so terme, as wel for that they serue to direct the whole busines of the Officers of charge, by informing each man of the particular duties belonging to his place, and by seeing that the same be duely performed: as also, for that they themselues (in respect of their proper offices) are not chargeable with the receipt of any profits, nor accomptable for the same.

Officers of charge are all such which haue some charge or other imposed vpon them, as the receiuing and disbursing of the Lord his moneyes, the collecting of his Rents, Fines, and casuall profits, the overseeing of his Demesnes, cartell, and husbandry, the custody and sale of his woods, the prouision for his house, or any other such imploiment for which they stand accomptable. And these Officers are two-fold, viz. of Receipt, and of Expence.

Officers of the Receipt, are the Receiuers generall and particular, the Storer, Woodward,

## *Order of Reuennue in generall. 61*

ward, Bailiffes, Collectors, and such other Ministers, which haue the charge and receipt of the Lord his Rents, and other profits of his Reuennue: and these are all accomptable to the Auditor for the same.

Officers of expence are the Steward of the house, & vnder him all other Officers of the houshold, which haue any charge imposed vpon them, whereof they stand accomptable to him, as the Gentleman of the horse, Clerke of the Kitchin, Baker, Brewer, Butler, and such like; all which for breuities sake I omit, purposing in this discourse to intreat of none but such as are chiefly necessary for the managing of Land-Reuennue, and which haue some charge imposed vpon them, for which they stand accomptable to the Auditor.

And now that wee haue sufficiently expressed what Officers are of necessitie requisite to the well-ordering & managing of an Honorable estate, we will according to our former propounded method, set down the particular duties of each seuerall Officer, as they fall out in order & dependance, reseruing the Auditor for the last place, because in his Office, as in a maine streame or Riuer, the effects of al the other, as the branches thereof, do concurre & are made manifest.

**C H A P.**



CHAP. 2.  
*Of the Office, dutie, and choise of a  
 Surueyor.*

**T**He Surueyor is an Officer of order, and one of the principall in an Honorable Reuennue: whose Office is to view and suruey all and singular the Honors, Mannors, Lordships, Lands & Tenements of his Lord; and to search out all the profits, Royalties, priuiledges, and customes thereunto belonging, expressing the same orderly in his Bookes of Suruey: and also, to set downe and distinguish in his said Bookes, the particular lands of euery Tenant within each Mannor, truly butting and bounding each seuerall parcell thereof, and expressing the ancient names of the same, the qualitie, quantitie, and yearely value of each mans Tenement, the tenure by which he holdeth, and the Rents and seruices yearely due and payable therefore, with the Feasts and dayes of payment, entring each tenure orderly and seuerally by it selfe.

2. To take notice of such encroachments, concealements, purprestures, and such like, as hee shall meet withall in his  
 view

view and perambulation, and to certifye the Lord or his Commissioners thereof, that the same may bee reformed, or presented to the Iury at the next Court, and arremented to the Lord his profit: as also, to enquire of Rents decayed, and to do his best endeavour to reuiue the same.

3 To make good and formall Terrars or Rent rolls out of his booke of Suruey, expressing therein orderly all rents, seruices, and certaine profits, within each Mannor, and the times that they are due, payable, and to be performed; and to deliuer the same to the Bayliffes, whereby they may gather vp, and collect the said profits, and also see the seruices ducly performed to the Lord his vse.

4 To make out Suit-rols containing all the Tenants names that owe suit of Court to the Lord his Mannors, expressing therein each feuerall tenure by it selfe, and what seruices & customes each Tenant holdeth by, as fealty, homage, reliefe, &c. and to deliuer the same to the feuerall Stewards, that they may thereby call the Tenants at the Lord his Courts, and be directed what to do vpon euery change, as death, alienation, surrender, and such like.

And for the better performance of all these



64 *The Office of the Surueyor.*

these duties, and whatsoever else is fitting to be required at the hands of this Officer, he ought to be sufficiently skilfull in all the parts of Suruey, viz. the Mathematicall, Legall, and Iudiciall; which sufficiency to obtaine, he must bee endued with these seuerall gifts and qualities following.

First, he ought to haue the perfect vse of some Mathematicall Instrument, as the plaine Table, Theodelite, Circumferentor, or such like, fitting for the vse of Suruey; and also to be well scene in Arithmeticke, and the grounds of Geometry: whereby he may be able as well to finde the errours which hee may commit in platting of grounds, or casting vp the contents, and amend the same, as also to proue the truth of his worke, and to giue a reason thereof.

Secondly, he ought to haue some reasonable knowledge in the Common Lawes, especially in such generall points as are incident vnto, and do most concerne a Manor or Lordship: whereby he may be able to know and distinguish the seuerall tenures, rents, seruices, royalties, and such like principall matters required in a Suruey: and to expresse the same orderly in his Bookes, Terrars, Rent-rolls, &c.

Thirdly, hee ought to bee a reasonable  
good

*The Office of the Surueyor.* 65

good Clerke, and to haue good skill in euidences of all sorts, as well ancient as moderne, to bee able to reade and vnderstand the same, whether they be in Latine, French, English, or any other language heretofore vsed in this Land.

Fourthly, he ought to haue good skill in the goodnesse of grounds, and in the valuation of the profits and commodities growing and arising out of the same; as Timber, Vnder-Woods, Mynes, Quarries, &c. as also in the valuation of Lands, or casuall profits, to bee leased, sold, purchased, or exchanged, either in present, or in reuersion, either in fee-simple, fee-farme, vpon liues, or terme of yeares, &c.

And now that wee haue sufficiently declared the Office of a Surueyor, and how to make choice of him by the qualiries hee ought to be endued withall; we will proceede a little further, to shew the benefits and commodities that may and do arise by this Officer, executing his place honestly and well: which although for the most part they doe cleerely shine, and are manifest in that which wee haue before spoken, yet because this Officer of all others belonging to Reuennue, is hardly thought of, and most calumniated by such as either  
vnder-



66 *Of the Office of the Surueyor.*

vnderstand not what vse to make of him; or rather such whose close packing and secret iniuries are by him in danger to bee laid open: it shall not be amisse to explaine the profit of his faculty a little better. Wherefore I haue here laid downe the principal commodities of a good and absolute Suruey (so far as at this present my memory will serue mee) in these sixe Articles following, viz.

*Inprimis*, it is a good means to conserue the Rents & Customes of all natures from being concealed, lost, or decayed: or their natures by euill disposed Tenants or Officers any way altered and changed.

2. *Item*, to lett, hinder, or auoid encroachments that might be made betweene Lord and Lord, Lord & Tenant, or Tenant and Tenant: or being formerly made, to lay open and discover the same: as also, in times to come to decide controuersies that may happen in this, and diuers other cases.

3. *Item*, in letting and setting of Lands, in fining of Coppy-holders, in sale and exchange, a perfect Suruey is able to enforme the quality, quantity, value, tenure, and situation, as wel & better thē any other view that can be taken besides. And by perfect Surueys so taken, the Lord or his Commissioners

millioners sitting quietly at home, may not only themselves assesse Fines vpon Leases, and customary estates, but also continually see both how themselves & their Tenants be dealt withall by their Stewards or other Officers put in trust for the like matters.

4 *Item*, to reuine decayed Rents, Royalties, &c. and to bring to light Concealments, forfeitures, and other such like trespasses, and iniuries.

5. *Item*, a good Suruey is beneficiall to the Lord and his posteritie, being as good Euidence in Law for any matter in controuersie, as any other written Instrument whatsoeuer of like antiquity.

6 *Item*, the plat well made is excellent to explaine Euidences concerning the butting, bounding, and position of any parcell that shall happen to be in controuersie, especially where the same controuersie, or some principle thereof, dependeth vpon the position; which cannot well bee conceived by euidences. And thus much may suffice for the office & duty of a Surueyor.

CHAP. 3.

*Of the learned Steward.*

**T**He learned Steward is also an Officer of Order, and as needfull in an honorable estate or Reuennue as any other what-



whatsoever, by whose care and diligence chiefly, the ancient rights, priuiledges and customs of euery particular Mannor, Lordship, Bayliwicke or Liberty, are to be preserved and kept, and the casuall profits of the same yearly sought out and manifested.

1 He is by vertue of his Office to keepe duly the Leets and Courts within euery of the Lord his Mannors, at the time and place accustomed, as well for the good gouernment of the Lord his Tenants in due obedience towards him, as in the administration of equity and iustice among themselves, by enquiring of all manner of offences, iniuries, and trespasses, that are enquirable or punishable in the said Courts; and such as are there to bee reformed by paines, ameraciements, or such like, to impose the same according to law and equity.

2 He is also to enquire of, enter, and extract out vnto the Bayliffe, all manner of casuall profits hapning and growing due to the Lord of the Mannor by any forfeiture, concealment, escheat, ward, marriage, reliefe, herriot, waive, estray, fellons and outlawes goods, new erections, purprestures, encroachments, Licences of all sorts, as for digging Clay, Chalk, Marle, &c. for the passage of some water-course,  
for

for letting and setting of customary lands for longer terme then the custome will beare, &c. as also by the common fine, head-siluer, green-hew, or any other such profit enquirable in the Court.

3 To asseſſe and extract out reasonably, and according to the custome of the Mannor, the Fines of the customary Tenants, vpon every new admittance, by surrender, death, or expiration of terme, and to enter orderly vpon the Roll, all such Tenements, Corages, and parcels of land contained in euery such admittance, with the ancient names, butts and bounds of the same, and the yearly Rents and Seruices due therefore: that so the diuers alterations which may happen by the parcelling of Lands and Tenements, may at all times plainly and evidently appeare without confusion, which is a matter of great moment and necessity, though little regarded by most Stewards now adayes, who for haste to cut their businesse the shorter to their owne gaine for the most part, neuer butt and bound the parcels granted, nor many times so much as name the same, or mention the Rents: whereupon it cometh to passe that in few yeares not onely the Tenements and Lands are so mangled



and dismembred, as by the ancient Surueyes, Euidences, and Records, the same cannot possibly be set out vpon any occasion offered, but also the Customary is conuerted to Free, and the Rents, Seruices, and casuall profits thereof quite lost and obscured from the Lord; besides the infinite troubles and suits that oft-times arise thereof betweene the Tenants.

4 To make out his extracts of Court bipartite in Parchment indented, deliue-  
ring the one part thereof, within one mo-  
neth next after euery Court to the Bay-  
liffe, for him to collect the same, & to send  
the other part to the Auditor at the time of  
the Audit, that so the Bayliffe may be du-  
ly charged therewith vpon his accompt,  
and also within the compasse of the yeare  
following, to engrosse the Court Rols, to  
remaine in the place accustomed, for the  
vse and seruice of the Lord & his Tenants.

Now concerning the gifts and qualities  
wherewith this Officer is to bee endued,  
for the better execution of his place, and  
by which he is to bee made choise of for  
his sufficiency therein, (honesty and dis-  
cretion first and chiefly, as well in him as  
in all other Officers of Reuennue, being  
respected) he ought to haue good know-  
ledge

ledge and experience in the common Lawes of this Land, thereby to bee able readily to know and distinguish of the authorities, priuileges and iurisdictions of such Courts as are incident and belonging to any Mannor, Liberty, or Franchise, whether the same bee Court-Leet, Court-Baron, Court of ancient Demesne, Court of Pypowders, or the like: and to iudge and determine of the seuerall matters, actions, and cases which may happen, and are properly enquirable or determinable in euery of them. And to this end, it is good to make choice of such a man as ha h beene brought vp at some of the Innes of Court or Chancery, or hath practised as a Solicitor, Attorney or Councillor at law, whereby he hath gained good experience.

2 He must also be a good Orator, to be able orderly, distinctly and sufficiently to deliuer a good and substantiall charge to the Iurors, of such matters as are to be enquired of and presented before him, and to expound the Law to them in cases needfull.

3 He ought moreover, to be a good Clerk, to be able thereby to make good Court-Rols, and to enter orderly in the same all matters presented before him, as Elloynes, defaults of appearances, both of free and customary Tenants, deaths, alienations and deuises of free-  
F hold



hold Lands which are things very necessary to be inquired of in a Court-Baron; (though for the most part now adayes neglected) for that when any Free-holder alienateth any parcell of his Freehold-land to a Stranger, or by his Will deuise the same to diuers persons, there the Lord hath an increase of his free Tenants, and of their seruices, Wards, Relieues, and such like; which are oftentimes quite lost for want of such presentments: As also Deaths, Alienations, and Surrenders of Customary Tenants, with Encroachments, Purprestures, Waives, Estrayes, Rescous, Pleas of Court, Actions, Trespasses, and all other casualties and profits presented.

#### CHAP. 4.

*Of the Office and duty of a Solicitor; and how to make choise of him.*

**T**HE Solicitor is likewise an Officer of Order, whose Office chiefly (in matters of Reuennue, which onely in this place wee purpose to intreat of) is to see that such Priuiledges, Customes, Rents, Seruices, Debrs, and profits to the Lord, which are to bee reuiued, re-established, or recovered by course of Law, and of which he shall be enformed by the Surueyor, Auditor, Steward, or other Officer of authoritie, be duely and with best inconueni-  
ence

ence put in suit, and diligently and carefully followed, to the best advantage of the Lord.

2 To see that such Patents, Charters, Grants, Feoffments, Deeds, Leases, and other evidences, whereby any Lands, Annuities, or other profits of Reuennue, are to be assured to the Lord, or whereby any ancient Priuiledges, Customes, Seruices, or such like, are to be reuiued and establiſhed, be formally drawne and perused by skilfull Counsell, to the intent the same may bee good and effectuell in Law, to all such intents and purposes, as they ought to be made.

These are the principall matters, concerning Reuennue, which the Solicitor hath to looke vnto; and to be able to performe the same, hee ought to be such a one as hath beene trained vp to the profession vnder some Councillor, Attorney, or other Officer belonging to the Lawes; or elsesome one which by following of diuers causes hath gained good experience, how to order his affaires in euery seuerall Court both Ecclesiasticall and Temporall.

2 He ought also to be a good Clerke, and to be able to reade and vnderstand all sorts of ancient Euidences, whereby hee may the better declare vnto Counsell the effect of his causes, and also to be able to make out Breuiates of such cases as are in controuersie, as well



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for the better information and memory of Counsell, as for the helpe of the Iudges at the times of hearing.

And lastly, he ought to bee conuersant and acquainted in all the Offices where the Records of any Court are kept, whereby to know where to search for such Records as shall bee needfull in enery cause, and to know the fees of every Officer and Minister in each Court, vpon every occasion and businesse that may happen. And thus much of these Officers of Order.

CHAP. 5.

*Of the Office of the Bailiffe, Collector, &c.*

**T**He Bayliffe is an Officer of Charge, belonging to some Mannor, Lordship, Franchise, or Libertie, whose Office principally is to collect and gather vp yearly at the Feasts and times of Payment due and accustomed, as well the Rents of the Free holders, Coppyholders, Fee-farmers, Lease-holders, and Tenants at Will; as also, Fines, Amerciaments, paines, and profits of Courts, Waiues, Estrayes, Felons goods, Heriots, Reliefes, and all other casuall profits happening within his Charge, and yearly at the Audit to accompt for the same.

2 To take Distresses, to make Seizures, and Re-

Re entries to the Lords vse, for non payment of Rent, or vpon other occasions when he shall be thereunto required by the Auditor, Steward, or other Officer of Authoritie.

3 To summon the Lords Tenants that owe Suite and Seruice to his Courts, to appeare and giue their attendance at the said Courts, whensoever they shall be appointed to be held, and to serue all manner of Precepts, Warrants, and Procelle granted by the Steward in the Courts of the Mannor, or by the Auditor on the behalfe of the Lord.

And note, that in some Mannors the Office of the Bayliffe, as it is here generally set down, is executed by two or three particular Officers besides the Bayliffe, according to the custome of the said Mannor. For in some places there is one Officer which doth onely collect the Rents of Assize of the Free and Customary Tenants, and no more, yearly making his Accompr to the Auditor for the same; and this Officer is in some places called a Reeue, and in some places a Graue, being alwayes one of the Customarie Tenants of the Mannor, an Annuall Officer changing euery yeare, and bound to performe the Seruice by the tenure of his Land.

Another serueth to collect the casuall profits yearly happening; as Fines, Amercia-



ments, Heriots, &c. who also is alwayes a Tenant of the Mannor, yearly chosen at the Court-Leete, or Court-Baron, according to the Custome of the Mannor.

These Officers ought to bee honest and trustie, of good discretion, abilitie, and conuersation; and it is fitting that the Bailiffe (whether he be an Officer for life, or during pleasure) should put in good Sureties for answering the Lord his Rents and profits: for the other, there needs no such matter: for if they be delinquent, it is a Forfeiture of their Customarie estates, which is Securitie good enough.

As concerning other qualities, it were fitting they should bee able to write and reade, whereby to make perfect Notes and Bills to the Auditor, of the particulars of their Accounts, that so they may be the lesse troublesome to him in his Audits: and for all other matters they are to take direction, as occasion shall serue, from the Steward, Auditor, Surueyor, or other Officer of Authoritie.

#### CHAP. 6.

##### *Of the Office and dutie of the Woodward.*

**T**He Wood-ward is also an Officer of Charge, vnto whose care and trust, the custodie

custodie of the Lords Woods, and receipt of the profits arising out of the same, are chiefly committed.

1 Hee is therefore carefully to looke to the preservation of the Lords Woods, and Vnderwoods within his charge, and to the Well Fencing of such of them as are inclosed, that the same be not spoiled, or wasted, by breaking or putting in of hurtfull cattell too soone after euery fall, before the yong stufte bee growne past danger, or by cutting or hewing thereof at any time by lewd & disordered people, which if they be not carefully looked vnto, are wont to steale Rods, Poles, Fewell, and such like, out of mens grounds, and especially the Lords Woods, vpon the waists and elsewhere.

2 To see that the Woodfals be made at seasonable times, for the more speedy renewing and growing againe, to the best aduantage of the Lord; and at euery felling, to haue speciall care of the shredding and cutting of Timber Trees, that in doing the same, the bodies bee not spoyled and made to dye, rot, or corrupt, by the euill and vnseasonable cutting of the branches.

3 To make Sale of the Timber and vnderwood at such times as are fitting, and when they shall be thereunto required, with good discretion, and to the Lords best aduantage,



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and to accompt yearely to the Auditor, not onely for the felled Timber and Vanderwood, but also for the tops of the Timber Trees, for the blowne Wood, and for the Herbage, Agistament, Pannage, and all other profits made of the Lords Woods, and of the Soile of them.

4 To see that such Leases as do hold any of the Lords Woods for tearme of yeares, doe not sell or cut down the same, but at seasonable and conuenient times, neither that they cut down and take away any more then is contained in their Leases, and to see that they looke to the Fencing and preservation of the young Spring after each fall, and doe in all things according as by their Couenants they are bound to doe.

5 To execute with good discretion, and to the Lords best aduantage, such Warrants as shall come vnto him from the Lord or his Commissioners, for Timber for the repairing of Houses, Bridges, Parke-pales, or such like: and finally, to be carefull in the due execution of his place, in all other things that may concerne the same.

I Now to bee able to performe all these duties, hee ought to haue good skill and iudgement in all these kindes of Commodities, the want whereof is often the cause that  
some

Some of them sell such good penyworths, as doe much enrich the buyer, and as much en-damage the Lord: Hee must therefore be able to giue a neere estimate in standing Woods, what number of Cordwood, Biller, Fagots, and Bauens, one Acre with another doth con-taine; and likewise for Timber-trees, to know what quantitie both of Timber and Fewell each Tree will make, that so hee may apprize the same accordingly, otherwise hee may often be ouer-reached by a cunning Buyer.

2. And for the better performance of his Office, it were very fitting that hee should haue very good knowledge in measuring of Timber, both round and standing, as also felled and squared; and aboue all, that he be very honest and conscionable, to accompt-truely for the profits of his place. And thus much may suffice concerning this Of-ficer.

I might in this place bring in the Offices of Waitreners, Clerkes of Iron-workes, Lead-workes, Coale-mynes, Quarries, and such o-ther profits of Reuennue accomptable to the Auditor; which I purposely omit, as well for breuities sake; as also for that nothing is or can bee required either in the orderly per-formance of their places, or in the choise of them (skilfulnesse onely in the Commodities they



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they are to deale withall excepted) more then,  
*Mutatis mutandis*, hath beene shewed in the  
rest.

CHAP. 7.

*Of the Office and duty of the Storer.*

**T**He Storer is an Officer accomptable to  
to the Auditor, who hath in Charge all  
such Demesnes of Pasture, Meadow, Arable,  
and other Lands, as are peculiarly in the Lords  
owne Occupation, with the Stocke thereupon  
employed: and his Office principally is to  
shew the profits that are made of the same; as  
of Corne, Cattell, Fell, Wooll, and such other  
Commodities: which Officer in meane mens  
estates, is termed the Bailiffe of the Hus-  
bandry.

This Officer is to ouersee the Husband-  
men, that they doe their duties in the Manu-  
ring and Tilling of the Lords grounds, at fit  
and conuenient seasons; to prouide of the best  
Corne for seed, and to see the same carefully  
and profitably bestowed, in such grounds as  
are fittest therefore; to looke to the preservati-  
on of the Carts, Waines, Ploughs, and all such  
other Instruments and Implements of Hus-  
bandry, and to see the same repaired when  
they are out of order; to see that the Hus-  
bandmen

bandmen haue care, in the feeding and dressing of their Teemes and working Cattell, and to looke to the repairing and amending of the fences, hedges and ditches of the grounds in his charge, and all such other matters belonging to Husbandry.

2 To see the Hay and Corne of all sorts, re-  
nuing, growing, & encreasing vpon the Lords  
grounds, carefully and seasonably Inned: and  
after, at conuenient times Threshed out, sold,  
and deliuered to the Lord his vse, and to keep  
true reckoning of the same from time to time,  
vntill hee haue perfected his accompt before  
the Auditor.

3 To see that the Heards, Shepheards, and  
such other Hindes, as haue the custody of the  
Lords Cattell and Flocks, doe their true ende-  
uours and duties in the feeding, curing, and  
preseruatiō of the same, and to keepe true Ac-  
compt of them from time to time, as well of  
what commeth into the Stock, as Cattell bred,  
bought, and receiued, (*viz.* Heriots, Waimen,  
Estrayes, Felons goods, Presents, and such  
like) as of what goeth out of the same: as  
Cattell sold, deliuered to the vse of the Lords  
House, or otherwise by Warrant; Cattell dead,  
lost, stolne, or such like: entring the same or-  
derly in a Booke, each vnder his proper title,  
that they may plainly appeare to the Audi-



cor vpon his accompt, without confusion.

4 To set downe in his said Booke, the true rates and prices of all such Cattell as shall bee bought or sold by him, within the compasse or time of his accompt, with the times and Places when, and where the same were bought and sold, and the age and quality of the Cattell; as also to rate and apprise all such Cattell as hee hath deliuered to the Lords vse, or by his command, at such rates and prices, as they were reasonably worth in the Marker, at the time of their deliuerie: that so the yearely profit of the Lords Demesnes, and grounds employed with Stocke, may the more plainly appeare vpon every accompt.

This Officer, as concerning his qualities, ought to haue good skill in all manner of Husbandry, and in cattell, Corne, and graine of all sorts; as also to bee perfect in buying and selling every Commoditie belonging to his Charge, and carefull and honest in the execution of his place.

### CHAP. 8.

*Of Receiuers, both generall and particular.*

**T**He Receiuers generall and particular, being likewise Officers of Charge, differ not much

much in the maner of execution of their places, neither indeed is there any neede of particular Receiuers, but onely in great Reuennues, where the Lords Lands and profits lye dispersed in many and farre distant places and Countries: And therefore of them in generall.

1 They are for the due execution of their Offices, to keepe their Receipts twice in the yeare, at times and places conuenient, and to giue warning and notice to the Bayliffes, Collectors, Farmers, and other Ministers, to bring in to those places the Lords Rents, and other profits due at those times.

2 To receiue and take Charge of the Lords moneyes at the Audit and Receipts, and to see the same safely conueyed to such places where the Lord hath vse thereof.

3 To keep perfect Abstracts of all the Lords certaine Rents, especially of the Farmers, and Lease-holders, whereby they may call to such Ministers as are to pay them in, if they be slacke in their payments.

4 To keepe also perfect Notes and Abstracts of all Rents resolute, Annuities, Pensions, Stipends, Salaries, Fees, Wages, and other certaine payments, yearly by them payable, and issuing out of the Lords Lands, by vertue of any Patene, Graunt, or other certaine Assurance in being, and out of Controuersie; and



to make paiment of the same at the due and accustomed times, taking good and effectuell Acquittances and Discharges therefore, to the vse, and on the behalfe of the Lord.

5 To pay out vnto the Steward of the hous-hold, and other Officers of expence, as also to all Creditors, Trades-men, and others, to the Lords vse, all such summes of money, as by the Lords warrant, they shall bee appointed to deliuer, taking of them sufficient Acquittances for discharge of the same, on the Lords behalfe.

6 To keepe perfect and formall Bookes of all their doings for the Lord both in Receipts, and dis-bursements, and to accompr for the same yearely to the Auditor.

These are the principall things belonging to the Office of Receivers, both generall and particular, which to performe, there is no great skill, or extraordinary sufficiencie required, onely they ought to bee of ability, whereby to put in good securitie for the due answering of the Lords moneyes, and profits that shall come to their hands: also, they must bee of good discretion, in the disposing of their busineses and payments, that the Lord be not to seeke of his Moneyes, when any extraordinary and sodaine occasion shall happen: and chiefly of all, they ought to be exceeding honest, and conscionable: for that many summes of money both  
come

## *Of the Steward of the Household.* 85

come to their hands, and goe out also, which the Auditor cannot charge them with, nor giue them allowance of, but vpon their owne voluntary acknowledgement and confession.

And thus haue wee briefly described the duties of all the most necessary Officers of Receipt, belonging to an Honorable estate : and now wee will proceede to the Steward of the House, being the sole Officer of expence, accountable to the Auditor, as concerning matter of Reuennue.

### CHAP. 9.

#### *Of the Office and dutie of the Steward of the Household.*

**T**HE Steward of the House, is the principall Officer of expence, in the due execution of whole place, many Oeconomicall precepts, concerning the wel ordering of an Honorable Family, might be considered, which here according to my former propounded method, I purposely omit, and will only touch such matters as doe most depend vpon Reuennue ; for which hee is charged and accountable to the Auditor, which are the moneyes to him deliuered by the Receiuers and others, for the expence of the Lords Household ; as also the Beeces, Muttons, Corne, & graine of all sorts ;  
Wood,



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Wood, Coales, and all other prouisions and commodities receiued from the Storer, Woodward, Bailiffe, Warriner, or other Officer of Charge belonging to Reuennue: all which, notwithstanding they be deliuered to the peculiar Officers of expence, to whose place they belong, yet the Steward is to haue the oversight of them, and to keepe Accompt both of their receipt and expence.

1 He is therefore to see to the deliuerie, and apprizing of all such Commodities and prouisions as are deliuered in, from the Storer, Warriner, or other Officer, for expence of the Lords Household, that the rates be reasonable, and according to the Market, at the time of their deliuerie.

2 To call to Accompt weekly, or at the most monethly, all the inferiour Officers of expence: as the Gentleman of the Horse; Clerke of the Kitchen; Keeper of the Granary; Brewer, Baker, Butler, Pantler, and al others which haue any Charge of prouision to accompt for, and to see that euery of them doe execute his place frugally, and without waste.

3 To keepe faire and orderly Bookes, as well of the weekly or monthly Accompts of all the foresaid Officers; as also of all other his owne Receipts, and Disbursements, entering in the same each particular in his due and conuenient place,

place, and vnder his proper title, that all things may appeare without confusion: and finally, to accompt vnto the Auditor honestly and iustly at the end of euery yeare.

Now concerning the qualities wherewith this Officer is to bee furnished, much might bee said if I should enter into Oeconomicall affaires, but to auoid tediousnesse, and to wade no further then my first intent, I say, that it is fitting this Officer should be of honest life and conuersation, whereby to shew good example to others; of good ability and reputation, whereby to curbe & keep vnder stubborn and disordered spirits, of inferior place & ranke; and also graue, wise, and discret, whereby to dispose and order the businesse committed to his Charge, and to gouerne the Lords Family in honorable and laudable fashion: And thus much may suffice concerning this Officer, and all others of expence; from whom we wil proceed to the Auditor, our last, yet not least Officer of Order.

CHAP. 10.

*Of the Office and duty of the Auditor.*

**T**He Auditor is an Officer of Order, and of all others belonging to Reuennue, one of the principall and most necessarie; for that by him the doings of all the former are ouer looked and examined to the Lords profit: in which  
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respect this Officer representeth the Lord his owne Person, and ought to haue more speciall authoritie conferred vpon him, then any of the former.

1 He is by vertue of his Office, yearly to take and examine the particular Accompts of all and singular the Officers and Ministers of Charge aforesaid (except such as are accōptable to the Steward of the House) and to see that all manner of profits, wherewith any of them are to be charged, be duely and orderly collected and answered.

2 To enter duely in the Accompts so taken, all such materiall Changes and Alterations as may happen in the Rents, Tenures, and Tenants names, either by Escheare, new Purchase, Sale, Determination of Estate, Improuement, Decay, or any the like accident, that the same may euidently appeare vpon euery occasion without confusion.

3 To see that the casuall expences, and Bills of charges yearly brought in by the Bayliffs & other Accomptants, to be allowed for Court-dinner, keeping of Strayes, repaying of the Pinfold, and such like, be reasonable and fitting, and where they are excessive, vnfitting, or vn-necessary, to diminish or disallow the same.

*Note, that in great Estates, this and many other such casuall matters and expences are left to the consideration*

*sideration and disposing of the Commissioners appointed for the ordering of the Reuennue, and there the Auditor of himself, hath not this power of allowing or disallowing, but by consent & approbation of the said Commissioners, ana by Bill signed with their hands.*

4 To make declaration of the said accompts to the Lord within short space after the taking of the same; & within the compasse of the yeare next following, to engrosse them faire & in good order. to remaine to the Lord & his posterity.

5 To take notice, and keepe true accompts of all arrerages of Rents, or other profits that may happen, and to charge the Accomptants with them from yeare to yeare, vntill they may be leauyed and answered: as also to acquaint the Lord or his Solicitor with such decayed Royalties, priuiledges, and customes as are fitting to be reuiued or re-established, and with such arrerages of Rents and Debts are to be recouered by Law, and to see that the same be put in suite with the best conuenience, whiles they are recouerable.

6 To entoll faire, & in a Booke made for the same purpose, all the Leases, Patents, and other Grants, yearly made by the Lord or his Commissioners, thereby vpon any occasion to be able to giue the Lord satisfaction, aswell of the particulars of the thing Leased or Granted, as of the end and determination of the same.



1 Now this Officer, in respect of the qualities he is to be endued withall, for the better and more sufficient execution of his place, ought first and especially to be honest and free from corruption, & carefull in all his dealings.

2 He must be trained vp in the facultie of an Auditor, whereby he may be able orderly to draw downe out of the Books of Suruey, Rent-rolls, and other the Lords Euidences, perfect Viewes, and Accounts, as well of Receiuers, as Ministers of euery seuerall Lordship, Mannor, Rectorie, Farme, Bayliwicke, Libertie, and such like, duely distinguishing the Rents and Profits yearly happening, and the reprizes, and deductions yearly going out, each vnder his proper title, and in his due place and forme.

3 He ought to be a good Clerke, to write a faire hand, and to haue the perfect and ready vse of his Counter, to be of good vnderstanding, pregnant wit, and good apprehension, thereby the better to looke into the doings of such Accomptants, as hee shall haue to deale withall, and to find out the shifts, trickes, and deceits of such as are euill disposed: And finally, he ought to be of good experience and sufficient practice, in all matters concerning his faculty: which he being, and executing his place honestly and with iudgement, the profits that will arise to the Lord by this Officer are great,

great, and more then sodainely can be drawne to memory: some of the principall. whereof notwithstanding, as a taste of the rest, I haue here set downe in these Articles following.

1 Inprimis, an estate well ordered, by a skillfull Auditor, giueth great ease and comfort to the Lord of the same, and helpeth to improve it selfe: for that euery small profit is continually in the Lords eye; which in estates ill managed, ( by men of no skill in Auditory ) are often, and for the most part, either quite concealed, or altogether neglected.

2 Item, a skillfull Auditor, in keeping due account of arrerages of Rents, amerciaments, fines, and such other profits, is not onely the meanes to make the Bayliffes, Collectors, and other ministers carefull to omit nothing of their duties, but also to keepe disordered Tenants in the better obedience; for where there is no Auditor at all, or one that is remisse and of no skill, many casuall profits especially amerciaments are vtterly lost, by the neglect of Ministers, and for want of carefull looking vnto, which very thing is a great cause of disorder among the worst sort of Tenants, animating them, as well to neglect their seruices and duties to the Lord, as to commit iniuries and trespasses, one against another, by hedge-breaking, wood-stealing, breaking into Pastures, and  
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Corne, with their Cattell, and such like: all which, if these amerciaments were duly imposed, leauied, and answered, would be more carefully looked vnto and auoyded.

3 Item, an Auditors accompt is good Evidence to pleade in Court, for the holding or re-obtaining of any Rents, Royalties, Customes, Seruices, Priuiledges, Franchises, or such like; formerly in possession, and after lost by neglect or otherwise.

#### CHAP. II.

*The Conclusion, shewing the order how to gouerne an Honourable estate, by the Officers aforesaid: and in small estates how to contract them to the Lords best advantage,*

**H**Auing before sufficiently declared the seuerall duties of each particular officer and Minister of Reuennue: together with the qualities euery of them ought to be endued withall, for the better and more effectuall performance and execution of their seuerall places, and Offices; it resteth now onely to shew and set downe a little more plainly, the dependance that one Office hath of another, and thereby the order of gouernaing an honourable estate by them, & how euery particular profit of Reuennue may be brought in charge, and duely collected,

collected, and answered to the Lords best advantage: wherein, for our better proceeding, we will comprehend all profits of Land-Revenue, vnder these two generall heads, certaine and casuall.

All certaine profits of Land-Revenue are inquirable by the Surueyor, and by him to bee certified, and expresse in his Bookes of Suruey, as Rents of Free-holders, of Customary Tenants, of the Demesnes and Lease-lands, of Tenants at will, of Herbage, and agistament, of Parkes, Woods, Forests, &c. of Mills and Mulcture, of Mynes, Quarries, and such like: of all manner of Royalties, as Fishing, Fowling, Hawking, Hunting, Free-warren, and such other: Also, all manner of moueable Rents, as Hay, and Corne, Egges, Hennes, Geese, and the like. And lastly, all Rents of Seruices and customes, being certaine, as for Licences of all sorts, common Fine, release of Suite of Court, head-silver, greene-hew, and such other. Out of which said Bookes of Suruey, being faire engrossed and made authentically by Evidence therein certified, and the Iuries hands thereunto subscribed: a brieve Abstract, and Suite-Roll, is to be made, and deliuered to the learned Steward, whereby hee may not onely call the Tenants to doe their Suite and Seruice at the Lords Courts, but also bee directed



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by value of the Lands how to assesse Fines vpon Copy-holders, and the like. Then also a perfect Rent-roll is to be made out, and deliuered vnto the Bayliffe, whereby he may collect and gather vpon the said certaine profits, and accompt for them yearly to the Auditor, as before hath beene said. Lastly, the Bookes themselves are to be deliuered vnto the Auditor, that out of them he may draw downe, and make out the viewes of his Ministers accompts, and then to deliuer them to the said Surueyor, to remaine in his custody for the vse of the Lord or his Commissioners, in letting of Leases, and such other occasions.

The Casuall profits of Reuennue, are eyther enquirable by the learned Steward in his Courts, or by the Auditor, at the time of his Audit.

Casuall profits, enquirable by the Steward, are Heriots, Relieves, Wards and Mariages, Forfeitures, Waiues, Estrayes, Fellons and Out-lawes goods, Fines vpon admittances of customary Tenants, Fines vpon Licences, purprestures, and new erections; amerciaments, and paines for default of suite of Court, mending, scowring, and clensing of Fences, Ditches, and High-wayes, Rescous, Pound-breach, and other like trespasses, nufances, and offences, Escheates, Pleas, and Proccesse of Courts,

**Courts, Frayes, Bloudsheds, and the like :** All these the Steward is to extract out, to the severall Bayliffes or other Ministers, appointed to collect and leauy the same, and to returne the Duplicate of the said Extracts to the Auditor, as before hath beene expressed. And it is fitting that such of them, as are laid downe in Court, the Receiuer or Bayliffe should bee present, to take them vp to the Lords vse, and not to commit them to the Stewards charge, lest by that meanes he purse the small ones to his owne profit, and neuer accompt for the same: as fines of Licence for Brewing, digging of grauell, sand, chalke, clay, and such like.

Casual profits enquirable, by the Auditor onely, are profits of Faires, Markets, and such like; Wood-sales, Agistment and Pawnage, profits of the wastes and Moores, as sale of Heath, Turfes, Peate, Sand, Grauell, Marle, Chalke, Clay, and all other profits being casual, and not elsewhere enquirable: In exacting of which accompts, the Auditor had need be very circumspect, that the Collectors of the same be very honest, for that commonly these are businesses committed to the sole trust, and disposing of one man, both to sell, and to accompt for the same, who if he be not honest and conscionable, may yearly defraud the Lord of a great part thereof; but the Auditor, if he be wise  
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and circumspect, may both finde out the falsehood, and take order to prevent the same.

These Rents and profits, both certaine and casuall, being duely collected by the Officers and Ministers thereunto appointed, ought at euery halfe yeares end, (or sooner if occasion require) to be paid vnto the Lords Receiuer, who vpon the Receipt thereof, ought to giue his Acquittance to the Minister which payeth them, as for so much by him receiued, of the issues and profits of his Office for that yeare: and at the yeares end the said Minister vpon the determination of his accompt, shall deliuer vnto the Auditor the said Acquittance, whereby to charge the Receiuer with the moneyes receiued, and shall for his owne discharge, take out a *Quictus est* for that yeares accompt, vnder the Auditors hand.

All the Ministers thus hauing accompted, the Auditor shall call the Receiuers, charging them as well by their said Acquittances, as by the viewes of the Ministers accompts, their owne confession, and such other notes, as shall come to his hands for that yeare; and they for their discharge, shall produce the Lords warrants, and the Acquittances of such persons, to whom they haue paid any money: as also the Bills of all charges and expences, by them that yeare disbursed, signed with the Lord or  
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his Commissioners hands: all which vpon the determination of their accompts, they shall also leaue with the Auditor, as well for his warrantie of their said accompts; as for the more effectuall charging of the Steward of the house, and all other persons, which are to accompt for moneyes imprested by warrant, or otherwise, accepting likewise of a *Quictus est* vnder the Auditors hand for their owne discharge. And thus shall the said Auditor proceed, from accomptant to accomptant, as they depend one vpon another, vntill he haue finished with them all: which being done, hee shall make out his Declaration of the whole yeares busines, as before hath bene said, bipartite indented, and declare the same before the Lord or his Commissioners, who shall signe the one part thereof, to remaine with the Auditor for his discharge: the other part thereof, the said Auditor and Commissioners shall signe, to remaine to the vse of the Lord.

But here mee thinkes, I heare some object, that the ordering of an estate after this manner (being it requireth so many Officers) will be too chargeable for most men, and therefore not to be put in execution, but onely by such as haue great estates. To such I thus answer.

It is not so much the multiplictie of Officers, that is required in the well managing of an



an estate, as the order and method to be vsed in the placing, and appointing of those Officers: for there is no man of abilitie, but hath, and is at charge with so many as serueth his turne after his owne manner, which number would also (out of doubt) doe it in the forme heretofore described, the Auditor onely excepted, whose place the Lord himselfe in small estates, for the most part, executeth (and may well performe the same if he haue leasure, and be skilfull, but that few are, and therby ensueth the most losse) therefore to come to the matter, and to shew how in small estates, with fewest number of Officers, and least expence, an Honorable Reuenue may be well ordered, these two rules must be precisely obserued.

First, that none of the Officers of order bee wanting (the Surueyor onely excepted; who hauing once in the beginning perfected his Surueyes; there is small vse of him for many yeeres after, so there be a skilfull Auditor, and a learned Steward) and these Officers of order, neede be no great charge to any Lord, for that one man may serue to manage diuers Lords estates, hauing no further dependance vpon any of them, but onely a reasonable yearely Fee allowed for his paines, which if they be skilfull and honest, their diligence shall in surplusage bring in, with aduantage, and ease the  
Lord

Lord of much labour and vnquietnesse. And the more neerely to contract these Officers of order, one man may supply both the places of learned Steward and Solicitor; and another, being capable thereof, may supply the places of Surueyor and Auditor: and of this Officer (the Auditor I meane) I would wish no Lord to be destitute, for where the Lord himselfe taketh the accounts of his Officers of charge, except he be very skilfull, and painefull also, although his estate be but small; yet for want of this Officer hee may well lose twice so much in the yeare (either by negligence and corruption of Ministers, or by want of skill to examine their doings) as would see a good Auditor to doe the same: Yet let him also bee carefull in the choise of his Auditor: for many now adayes take vpon them, both the name and place of Auditors, and yet are very ignorant in the due execution of that Office.

Secondly, it must be duely obserued, that no one man be put to execute Offices of order, and Offices of charge both together, as Auditor and Receiuer, Auditor and Steward of the house, learned Steward and Receiuer, Bayliffe, Woodward, or such like: much lesse that the managing of an estate, should wholly, or for the most part, be committed to the charge of one particular man: for in both these  
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cases, it may easily bee perceiued, what great meanes, and strong remptations they haue (if they bee not of exceeding honestie and good conscience) secretly to enrich themselves, by the losse and hindrance of the Lord; or at the best, what danger of losing many profits, by neglect, or for want of skill to preuent the same. And yet it is seene in most mens estates of the meaner ranke, that one man hath the gouerning of all, both for order and charge; and hee for the most part of no further skill, then to set downe confusedly his receipts, on the one part, and his disbursements on the other, and so by comparing them to finde the difference: whereby also the Lord hath no other declaration of his doings, but the said confused accompt, in which all things for the most part come in grosse; and the profits of many Mannors, and disbursements of sundry natures, are so mingled together, as they can neither for the present, nor in after times, vpon any occasion that may happen, bee distinguished, nor the Lord see whether hee haue right or wrong.

But to conclude, although it bee not fitting, that one man should execute both Offices of order and of charge, nor that the whole should bee committed to one particular person: yet may these Offices of charge also in small estates be

be conferred vpon a few persons; for one man may bee generall Receiuer, and Steward of the house; another may supply the places of Bayliffe, Woodward, Storer, and as many other Offices of charge, as hee is able to execute: and in this manner the Lord is in most possibilitie to haue all his profits truely answered, and narrowly looked vnto: where not onely every small matter is taken notice of, by two or three severall Officers: but also euery Officer of charge, is to giue accompt of the profits hee receiueth; and the Officers of order meddle no further, but to charge and discharge the moneyes by the other received; to search out the profits of Reuennue, and to see that each Officer of charge, doe execute his place with honesty and diligence.

And thus haue I, in the best and briefest manner I can, described the well-ordering of an Honorable Reuennue: wherein, in what I haue failed, I submit my selfe to the reformation of the more iudicious: thus much by the way inferring, that I haue not in all points exactly followed the order & course obserued in the managing of the Royal estate of our Soueraignes: who besides Land-Reuennues, hath many other, and great profits, yearly comming in by his Subiects, (not here spoken of) the most of which  
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are returnable into his Maiesties Exchequer, where they are handled and ordered by those great Masters of Art and Iudgement in these faculties, from whom I acknowledge to haue receiued that little skill and experience which I haue. What here is set downe, is drawne from them, and applyed to the vse of the Subiects in their smaller Reuenues, which I leaue to the consideration of all such, whom it may concerne, and who haue hitherto lost, by ill ordering of their estates.

*Trin vni Deo gloria.*

*FINIS.*

